



Planning and Zoning Commission

TO: CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION
SUBJECT: REGULAR MEETING
DATE AND TIME: October 12, 2016, 6:00 PM
PLACE: *COUNCIL CHAMBERS, 13133 E. ARAPAHOE ROAD*

AGENDA

Meeting Protocols:

PLEASE TURN OFF CELL PHONES; BE RESPECTFUL AND TAKE PERSONAL CONVERSATIONS INTO THE LOBBY AREA.

The Planning & Zoning Commission Meetings are recorded for the City's website. Please remember to mute the volume on your laptop computers and to turn off all cell phones as they may cause interference with the microphones and audio streaming.

I. CALL TO ORDER

II. ROLL CALL

- a. Alternate Selection for Voting Purposes

III. CONSENT AGENDA

The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.

- a. Consideration of Resolutions
 - i. Resolution No. 2016-PZ-R-24, Colorado Auto Finders Site Plan Ratification (Case No. LU-16-00168)
- b. Consideration of Other Items
- c. Approval of Minutes
 - i. September 28, 2016, Planning and Zoning Commission Meeting Minutes

IV. LAND USE APPLICATIONS/PUBLIC HEARINGS

V. TRAINING

- a. Common Municipal Land Use Issues - Robert Widner

VI. LONG RANGE AGENDA

- a. October 12, 2016, Planning and Zoning Commission Long Range Agenda

VII. ADJOURNMENT

THE NEXT REGULAR MEETING WILL BE HELD 10/26/2016, 6:00 PM

Please call 303-754-3309 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting, or for any additional information.



Staff Report

TO: Planning and Zoning Commission

THROUGH: Derek Holcomb, AICP, Deputy Community Development Director

FROM: Michael Gradis, AICP, Planner II

DATE OF MEETING: October 12, 2016

DATE OF SUBMITTAL: October 5, 2016

SUBJECT: Resolution No. 2016-PZ-R-24: Ratification of Director of Community Development Approval of the Colorado Auto Finders Site Plan (Case No. LU-16-00168)

DISTRICT/LOCATION: District 3 – located north of E. Arapahoe Rd., west of E. Euclid Dr., and east of S. Peoria St. (<https://goo.gl/XGXX4B>)

1. Executive Summary:

Upon review of the Colorado Auto Finders Site Plan, Case No. LU-16-00168 (the “Site Plan”), and finding that the Site Plan met all of the technical requirements and approval standards for a site plan set forth in the Land Development Code (the “LDC”), the Director of Community Development (the “Director”) approved the Site Plan on October 4, 2016. In accordance with Sections 12-14-203 and 12-14-602 of the LDC, the Director’s approval of the Site Plan must be ratified by the Planning and Zoning Commission.

2. Discussion:

Mr. Ali Awada and T-Bone Construction (collectively known as the “Applicant”) on behalf of Concorde Place (the “Owner”) proposes to construct a 12,600 square foot auto broker sales facility with outdoor display for 210 vehicles on 4.50 acres. The site is located north of E. Arapahoe Rd., west of E. Euclid Dr., and east of S. Peoria St. The site is currently zoned General Commercial (CG) and is located within the Southfield Business Park. An auto broker sales facility is currently a permitted use within the CG zone district.

This Staff Report provides a summary of the Site Plan, a copy of which is attached. Staff recommends that the Planning and Zoning Commission ratify the Director’s approval of the Site Plan on the October 12, 2016 Consent Agenda, through approval of Resolution No. 2016-PZ-R-24. A copy of the Resolution is attached to this report and is incorporated herein by reference.

Site Plan Summary

Applicant: Mr. Ali Awada and T-Bone Construction

Project Description: Site plan for a 12,600 square foot auto sales facility on 4.50 acres

Project Location: Located north of E. Arapahoe Rd., west of E. Euclid Dr., and east of S. Peoria St.
Project Zoning: General Commercial (CG)

Director of Community Development Decision

The Director approved the Site Plan on October 4, 2016, finding that the Colorado Auto Finders Site Plan met all of the technical requirements and approval standards for a site plan set forth in the LDC Section 12-14-602(D), *Approval Standards*:

- Site plans shall be used to implement physical design objectives of adopted Sub-Area Plans in a manner that is consistent with the standards of this LDC.
- The proposed site plan shall be designed to minimize impacts on the reasonable development expectations or the use and enjoyment of adjacent land or the public interest, consistent with the applicable standards of this LDC.
- The proposed site plan shall not materially and adversely affect the public health or safety through interpretations of the standards of this LDC that do not give full effect to other provisions that would be protective to health and safety if applied.
- The proposed site plan recognizes the limits of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.
- The proposed site plan provides for compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.
- The proposed site plan provides for efficient and adequate provision of public services and solid waste removal.
- The proposed site plan protects public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.
- The proposed site plan provides for accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.
- The proposed site plan minimizes disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.
- If the site plan includes buildings that are more than 30 feet in height and the parcel proposed for development abuts existing residential development with existing views of the mountains, then the site plan shall distribute the mass of the buildings that are taller than 30 feet in a manner that allows for sight lines to the mountains from the residential development.

Ratification by Planning and Zoning Commission – Procedure

Section 12-14-312(D) of the LDC establishes the applicable ratification procedures applicable to the Planning and Zoning Commission's consideration of the Director's approval of the Site Plan:

1. The Planning and Zoning Commission may ratify the Director's approval of the Site Plan upon approval of the consent agenda; or
2. The Planning and Zoning Commission may remove the ratification of the Site Plan from the consent agenda. If the Site Plan is removed from the consent agenda, the Planning

and Zoning Commission is required to: (a) ratify the Site Plan by majority vote; or (b) schedule the Site Plan for a public hearing in accordance with Section 12-14-312(D)(3) of the LDC, if a majority of Planning and Zoning Commission members do not vote to ratify the Site Plan.

3. Recommendations:

Staff recommends that the Planning and Zoning Commission ratify the Site Plan on the October 12, 2016 Consent Agenda, by and through approval of Resolution No. 2016-PZ-R-24.

4. Alternatives:

The Planning and Zoning Commission may remove the ratification of the Site Plan from the consent agenda. If the Site Plan is removed from the consent agenda, the Planning and Zoning Commission is required to: (a) ratify the Site Plan by majority vote; or (b) schedule the Site Plan for a public hearing in accordance with Section 12-14-312(D)(3) of the LDC, if a majority of Planning and Zoning Commission members do not vote to ratify the Site Plan.

5. Fiscal Impact:

Ratification of the Colorado Auto Finders Site Plan will have no direct fiscal impact on the City.

6. Next Steps:

If ratified by the Planning and Zoning Commission, the Applicant is required to submit final mylars of the Site Plan to the Community Development Department for recordation within 60 days of Planning and Zoning Commission ratification.

7. Previous Actions:

The Director approved the Site Plan on October 4, 2016.

8. Suggested Motions:

Approval of the consent agenda will effect approval of Resolution No. 2016-PZ-R-24 and ratify the Colorado Auto Finders Site Plan. If the Site Plan is removed from the consent agenda, the Planning and Zoning Commission may ratify the Site Plan by majority vote with the following motion:

“I MOVE TO APPROVE RESOLUTION NO. 2016-PZ-R-24, A RESOLUTION RATIFYING THE APPROVAL OF THE COLORADO AUTO FINDERS SITE PLAN, CASE NO. LU-16-00168.”

Attachment 1: Colorado Auto Finders Site Plan, LU-16-00168

Attachment 2: Resolution No. 2016-PZ-R-24

DEVELOPMENT STANDARDS

	REQUIRED	PROPOSED SITE PLAN CASE NO. LU-16-00168
ZONING	GENERAL COMMERCIAL (CG)	GENERAL COMMERCIAL (CG)
PARCEL AREA AND STREET FRONTAGE	1.0 ACRE 125 FEET	4.50 ACRES 868.3 FEET
PERMITTED USES	REFER TO LAND DEVELOPMENT CODE SECTION 12-2-301 AND USE TABLES	AUTO BROKER
MAXIMUM BUILDING HEIGHT	50 FEET	30 FEET
MINIMUM BUILDING SETBACKS	FRONT 25 FT INTERIOR 10 FT STREET SIDE 25 FT REAR 25 FT RESIDENTIAL 50 FT	FRONT 55.2 FT INTERIOR 49.7 FT STREET SIDE 99.0 FT REAR N/A RESIDENTIAL N/A
MINIMUM PARKING SETBACKS	FRONT 25 FT INTERIOR 0 FT STREET SIDE 25 FT REAR 25 FT RESIDENTIAL 50 FT	FRONT 25.0 FT INTERIOR 1.0 FT STREET SIDE 25.0 FT REAR N/A RESIDENTIAL N/A
PARKING RATIOS	OFFICE: FINANCIAL INSTITUTION = (1/250 S.F. FLOOR AREA) = 8,535 S.F./250 S.F. = 35 SPACES PLUS VEHICLE SALES, RENTAL AND SERVICE = 3 SPACES PER SERVICE BAY = 3 X 9 BAYS = 27 SPACES TOTAL REQUIRED PARKING = 62 SPACES	69 STANDARD SPACES 2 ADA SPACES 1 VAN ACCESS SPACES 72 TOTAL SPACES PLUS
ADA PARKING	3 ADA SPACES PER 51-75 SPACES. 1 VAN ACCESSIBLE SPACE PER 6 ADA SPACES = 2 ADA SPACES + 1 VAN ACCESSIBLE SPACE	210 SPACES FOR VEHICLE STORAGE
LOADING ZONE	OFFICE: FINANCIAL INSTITUTION = (1/33,000 S.F. FLOOR AREA) = 8,535 S.F./33,000 S.F. = 1 ZONE PLUS VEHICLE SALES, RENTAL AND SERVICE = 1 SPACES PER BUILDING = 1 X 1 BUILDING = 1 ZONE TOTAL REQUIRED LOADING ZONES = 2 ZONES	2 LOADING ZONES
BICYCLE PARKING	1 BICYCLE SPACES PER 15 VEHICLE SPACES = 72/15 = 5 SPACES	5 BICYCLE SPACES
LIGHTING ZONE/ MAX. POLE HEIGHT	ZONE L23. MAX. POLE HEIGHT = LARGER OF 25 FEET OR MAXIMUM BUILDING HEIGHT = 30 FEET.	POLE HEIGHT = 25 FEET
LANDSCAPE SURFACE RATIO	15% 29,403 S.F.	27% 52,194 S.F.

STANDARD NOTES

THE OWNER(S) AND DEVELOPER(S) OF THE SITE PLAN KNOWN AS COLORADO AUTO FINDERS FINDERS, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

EMERGENCY ACCESS

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS OR OTHER DESIGNATED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

PUBLIC IMPROVEMENT AGREEMENT

AFTER SITE PLAN APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGEES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND THE RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE).

MAINTENANCE GUARANTEE

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS OF THIS PLAN WARRANT AND GUARANTEE TO THE CITY, FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAN, THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENT AGREEMENT RECORDED AGAINST THE PROPERTY. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE DEDICATED RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PROVIDER.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDERS SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY STANDARDS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY.

PRIVATE STREET/DRIVES MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE STREETS AND DRIVES SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH PRIVATE STREET MAINTENANCE, OPERATION AND RECONSTRUCTION.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF PERIMETER FENCING, LANDSCAPING AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS.

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

STANDARD NOTES (CONTINUED)

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY OF CENTENNIAL SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

DRAINAGE LIABILITY

IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY CIVAS ENGINEERING, LLC. THE CITY OF CENTENNIAL REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 31, ARTICLE 23, BUT CANNOT, ON BEHALF OF COLORADO AUTO FINDERS GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE COLORADO AUTO FINDERS AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF CIVAS ENGINEERING, LLC'S DRAINAGE DESIGN.

SPECIFIC NOTES

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT AND NOISE DISCLOSURE) (PER 12-3-905(C)(1) OF LDC)

CENTENNIAL AIRPORT IS LOCATED 1/2 MILE TO THE SOUTHWEST OF COLORADO AUTO FINDERS. CENTENNIAL AIRPORT IS A BUSY AIRPORT USED BY PISTON AND JET AIRCRAFT AND BY HELICOPTERS, AND IS OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK. ALL PROPERTY WITHIN COLORADO AUTO FINDERS IS SUBJECT TO THE TERMS OF AN AVIGATION AND HAZARD EASEMENT, RECORDED AT RECEPTION NUMBER 220564 ON SEPTEMBER 21, 1982 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE EASEMENT CONSENTS TO OVERFLYING AIRCRAFT, AND PREVENTS PRESENT AND FUTURE OWNERS AND OCCUPANTS OF PROPERTY WITHIN COLORADO AUTO FINDERS FROM OBJECTING TO, OR SEEKING DAMAGES DUE TO, AIRCRAFT OPERATIONS. THE EASEMENT ALSO PREVENTS OWNERS AND OCCUPANTS FROM INSTALLING STRUCTURES, TREES OR OTHER OBJECTS THAT COULD INTERFERE WITH FLIGHT OPERATIONS AT THE AIRPORT.

PUBLIC USE EASEMENT

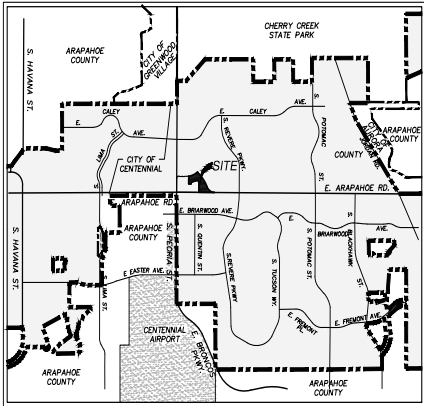
ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS SITE PLAN TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AND ARE GOVERNED BY ANY AND ALL TERMS AND CONDITIONS OF RECORD.

SIGHT TRIANGLE MAINTENANCE (Per Section 12-11-208)

IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

COLORADO AUTO FINDERS
SITE PLAN

LOT 2A, BLOCK 1 SOUTHFIELD PARK FILING NO. 11
PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



VICINITY MAP

SCALE: 1"= 2000'

EXISTING ZONING

GENERAL COMMERCIAL (CG)

LEGAL DESCRIPTION

LOT 2A, BLOCK 1, SOUTHFIELD PARK FILING NO. 11.

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- SITE PLAN
- GRADING AND DRAINAGE PLAN
- UTILITY PLAN
- LANDSCAPE PLANS
- LANDSCAPE PLANS
- LANDSCAPE NOTES AND DETAILS
- IRRIGATION PLAN
- IRRIGATION PLAN
- IRRIGATION DETAILS
- BUILDING ELEVATIONS
- COLOR BUILDING ELEVATIONS
- PHOTOMETRIC PLAN AND LIGHTING DETAILS.

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS OR ENTITIES HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS COLORADO AUTO FINDERS SITE PLAN (CITY CASE NO. LU-16-00168).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ }
COUNTY OF _____ } s.s.

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 2016,

BY _____ AS _____

(NAME) (TITLE)

OF _____ AN AUTHORIZED SIGNATORY.

(ENTITY)

BY _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS _____

CITY, STATE AND ZIP CODE _____

DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF CENTENNIAL THIS _____ DAY OF _____, 20____.

DIRECTOR OR DESIGNEE _____

PLANNING AND ZONING COMMISSION RATIFICATION

RATIFIED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS _____ DAY OF _____ A.D., 20____.

CHAIRPERSON _____

ATTEST _____

RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (A.M./P.M.) THIS _____ DAY OF _____ A.D., 2016 IN

BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER _____

BY: _____

DEPUTY _____

AMENDMENT HISTORY

THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE SITE PLAN FOR COLORADO AUTO FINDERS, LOT 2A, BLOCK 1 SOUTHFIELD PARK FILING NO. 11 ARE AS FOLLOWS:

FEBRUARY 17, 1981 SOUTHFIELD PARK FIRST ADMINISTRATIVE AMENDMENT TO THE FINAL DEVELOPMENT PLAN (A80-32). THE FRONTAGE ROAD ON ARAPAHOE ROAD WAS CHANGED TO A 60' R.O.W. AND A DRIVEWAY ACCESS FROM ARAPAHOE ROAD WAS APPROVED AT THE LOT LINE BETWEEN LOT 1 AND 2, BLOCK 1.

FEBRUARY 28, 1984 SOUTHFIELD PARK SECOND ADMINISTRATIVE AMENDMENT TO THE FINAL DEVELOPMENT PLAN (A84-50). THE MAXIMUM DENSITY IN BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 WAS INCREASED TO 101,000 S.F. AND INCREASED THE F.A.R. TO 0.4:1. THE MAXIMUM DENSITY FOR BLOCK 5 WAS DECREASED BY 101,000 S.F. DECREASING THE F.A.R. TO 0.9:1. THE SETBACK FOR LOTS 1 AND 2, BLOCK 2 WAS INCREASED TO 50 FEET FOR ANY BUILDING EXCEEDING 50 FEET IN HEIGHT.

NOVEMBER 2, 1993 SOUTHFIELD PARK EIGHTH ADMINISTRATIVE AMENDMENT TO THE FINAL DEVELOPMENT PLAN (A93-022). THE SIGN REQUIREMENTS FOR LOTS 1 AND 2, BLOCK 1 WERE AMENDED TO PERMIT IDENTIFICATION OF BUSINESSES AND INCREASE THE SIGN AREA TO 60 S.F. PER SIDE THE HEIGHT TO 10'-3".

APRIL 26, 2013 SOUTHFIELD CENTER REZONING PLAN (LU-12-00254). CHANGED THE ZONING FOR LOTS 14 AND 24: SOUTHFIELD CENTER FILING NO. 11 FROM MIXED-USE PLANNED UNIT DEVELOPMENT (M-U-UD) TO GENERAL COMMERCIAL (CG).

COLORADO AUTO FINDERS
SITE PLAN

COVER SHEET

JOB NO.

SCALE

N/A

DATE

JUNE 20, 2016

SHEET

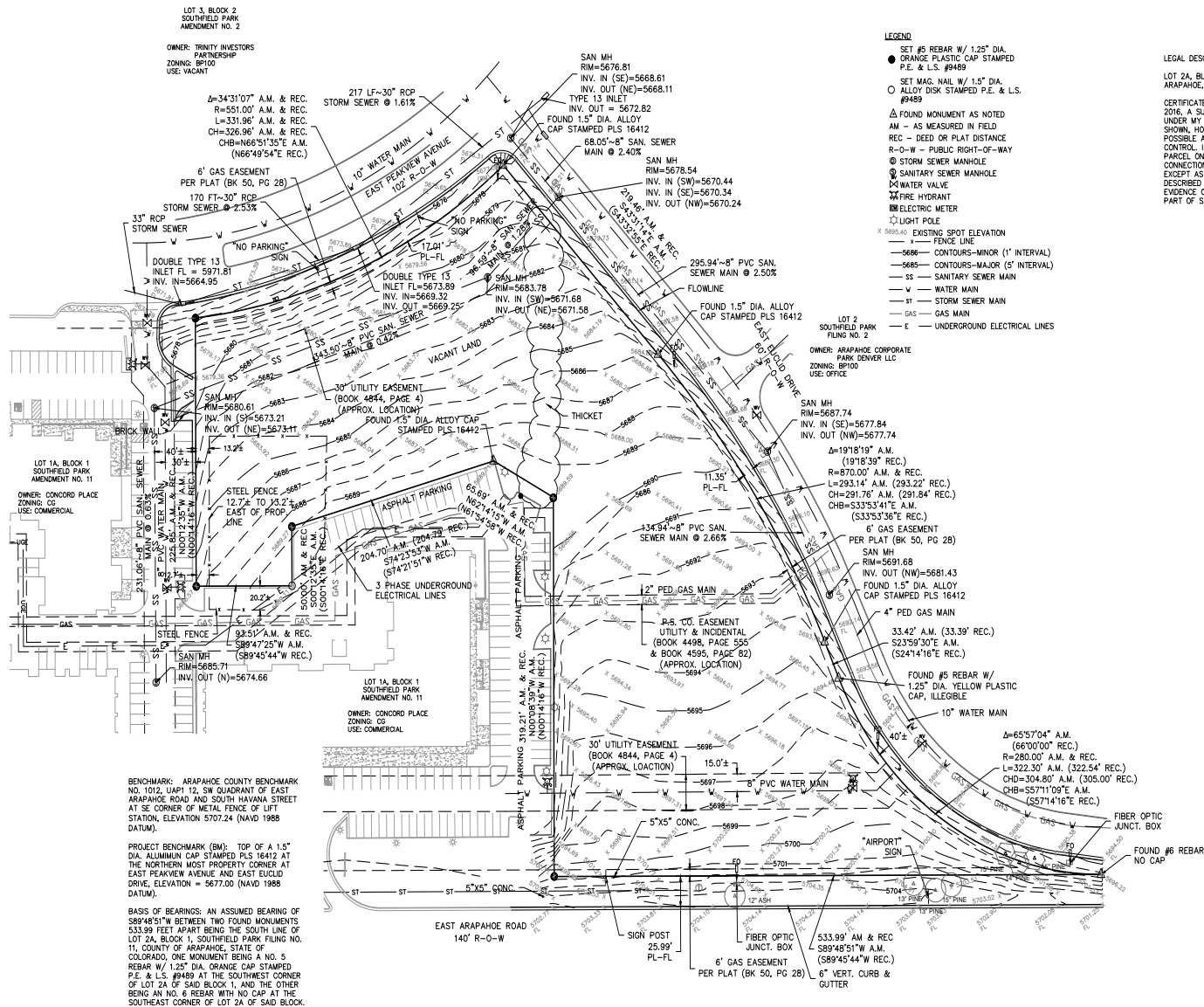
1

TOTAL SHEETS

14

COLORADO AUTO FINDERS SITE PLAN

LOT 2A, BLOCK 1 SOUTHFIELD PARK FILING NO. 11
PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



LEGAL DESCRIPTION:

LOT 2A, BLOCK 1, SOUTHFIELD PARK 11TH FILING, COUNTY OF
ARAPAHOE, STATE OF COLORADO.

CERTIFICATE OF SURVEY: I HEREBY CERTIFY THAT ON JANUARY 20, 2016, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER THE DIRECT PERSONAL SUPERVISION OF THE ENGINEER, AS SHOWN, HOLDING FIELD POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, JANUARY 20, 2016, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

1. NOTICE
- ACCORDING TO COLORADO LAW, YOU MUST COMMISSION ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURREY WITHIN THREE YEARS OF THE FIRST DATE OF THE DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURREY COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. MONUMENT DEDICATING STATEMENT
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR STATE SURVEY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-6-508, C.R.S.
3. FOR ALL INFORMATION REGARDING EASEMENTS OR RIGHTS OF TITLE OF RECORD, CHESNORE AND ASSOCIATES RELIED UPON RECORDED PLAT, THE CITY ASSESSOR'S RECORDS AND INFORMATION SUPPLIED BY CLIENT.
4. P.E. & L.S. SEAL, DEPICTED HEREON, VALID ONLY WITH MET SIGNATURE AND DATE WRITTEN THROUGH IT.
5. UTILITIES SHOWN HEREON ARE DRAWN FROM THE RECORDS AND THE BEST INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THIS INFORMATION IS FOR GENERAL USE ONLY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR TO FIELD LOCATE & VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK IN AREA. SET FORTH ON THIS DRAWING.
6. ALL LINEAL DISTANCES SET FORTH ON THIS SURVEY ARE IN FEET AND HUNDRETHS OF FEET. FOR EXAMPLE, 100.00 FEET EQUALS 100 FEET AND ONE HUNDREDTH OF A FOOT.

PREPARED BY:
CHESSNOE AND ASSOCIATES
4101 EAST WESLEY AVENUE,
SUITE #2,
DENVER, COLORADO 80222
PHONE: 303-722-3267
E-MAIL: chessnoedenver@comcast.net



**CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
800-922-1987**

R#	Date	Description
	8-24-16	FIRST SUBMITTAL REVIEW COMMENTS
	9-23-16	SECOND SUBMITTAL REVIEW COMMENTS

DRAIN

CHECKED

DESIGNED

FILENAME

COLORADO AUTO FINDERS

SITE PLAN

EXISTING CONDITIONS PLAN

JOB NO.

SCALE

DATE _____

SWIFT

2

14

COLORADO AUTO FINDERS SITE PLAN

LOT 2A, BLOCK 1 SOUTHFIELD PARK FILING NO. 11
PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

SERVICE AREA: 6531
AUTO BROKERAGE AREA: 6073

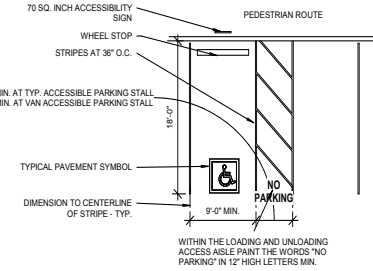
KEYNOTE LEGEND

PARKING COUNT

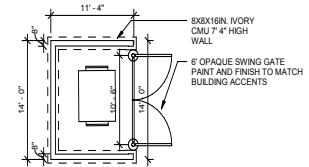
- 210 VEHICLE INVENTORY SPACES
- 79 PUBLIC SPACES(CUSTOMER & EMPLOYEE)
- 3 ADA SPACES PROVIDED
- 5 Bicycle spaces

HOT MIX ASPHALT PAVING
FIRE HYDRANT RE-CIVIL PLANS

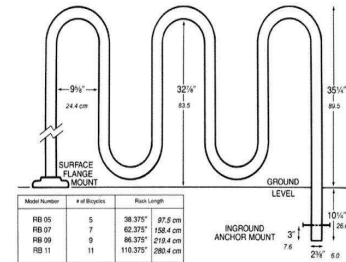
- | | |
|-------|-----------------------------------|
| 2.02 | HOT MIX ASPHALT PAVING |
| 21.11 | FIRE HYDRANT RE: CIVIL PLANS |
| 32.02 | HOT MIX ASPHALT PAVING |
| 32.03 | CEMENT CONCRETE PAVING |
| 32.15 | SEGMENTAL RETAINING WALL |
| 32.17 | SITE FURNISHING, BENCH |
| 32.18 | SITE FURNISHING, WASTE RECEPTACLE |
| 32.19 | SITE FURNISHING, BIKE RACK |
| 32.20 | STEEL BOLLARD |
| 32.22 | EXTERIOR CONCRETE PAVING |
| 33.51 | STORM INLET, RE: CIVIL |



3 ADA PARKING
3 1/8" = 1'-0"

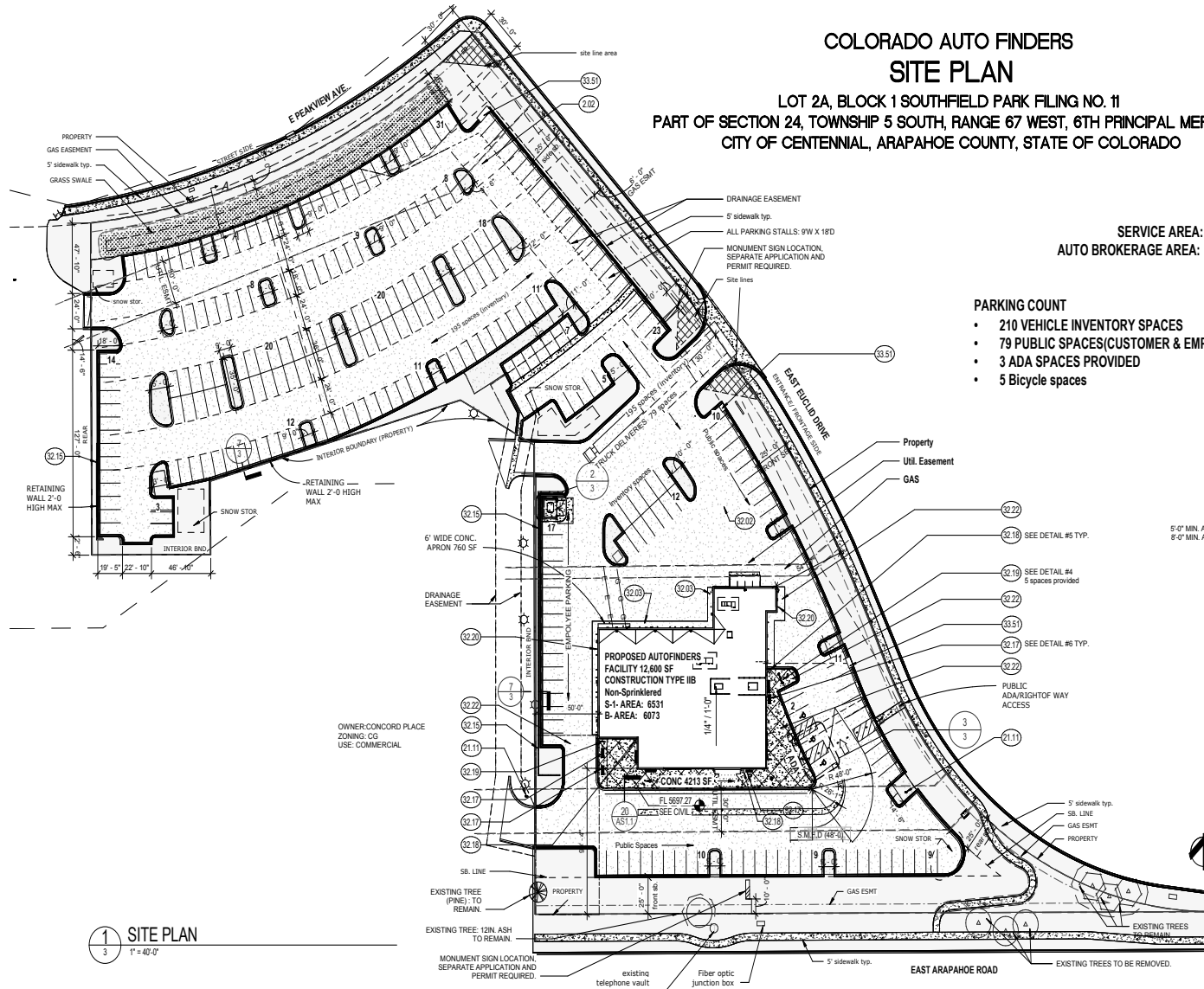


2 SITE-TRASH ENCLOSURE
3 1/8" = 1'-0"



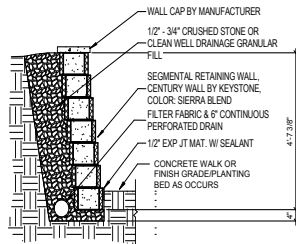
4 BIKE RACK DETAIL
3 1' = 1'-0"

1 SITE PLAN
3 1" = 40'-0"

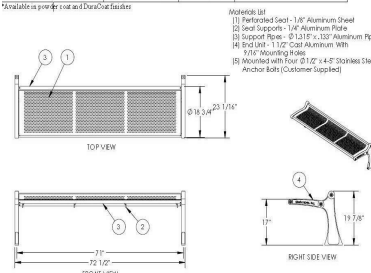


CASE NUMBER:
LU-16-00-168

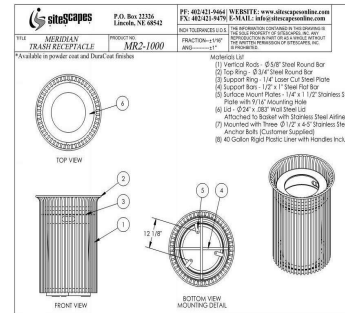
7 SEGMENTED RETAINING WALL
3 1/2" - 1' 0"



6 SITE- PEDESTRIAN BENCH
3 114" = 9'-0"



5 SITE - TRASH BIN



COLORADO AUTO FINDERS SITE PLAN

LOT 2A, BLOCK 1 SOUTHFIELD PARK FILING NO. 11
PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

LEGEND:

- FOUND SURVEY MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- LIGHT POLE
- BOLLARD
- TELEPHONE BOX
- ⊕ FIRE HYDRANT
- GAS — UNDERGROUND GAS LINE
- T — UNDERGROUND TELEPHONE LINE
- W — WATER SERVICE LINE
- SS — SANITARY SEWER SERVICE LINE
- — — PROPERTY LINE
- — — RIGHT-OF-WAY LINE
- — — LOT LINE
- — — EXISTING CURB AND GUTTER
- — — EXISTING CONTOUR
- — — PROPOSED CONTOUR
- — — FINISH GRADE ELEVATION
- — — FLOWLINE ELEVATION
- — — TOP BACK OF CURB ELEVATION
- RD — ROOF DRAIN
- DS — DOWNSPOUT
- — — 1' WIDE SPILL CURB AND GUTTER
- — — 2' WIDE CATCH CURB AND GUTTER
- — — CONCRETE PAVEMENT
- — — AC PAVEMENT
- — — LANDSCAPE GRAVEL (UNPAKED)
- DRAINAGE FLOW DIRECTION

LOT 2
SOUTHFIELD PARK
FILING NO. 2
OWNER: ARAPAHOE CORPORATE
PARK DENVER LLC
ZONING: BP100
USE: OFFICE



Δ=19'18"19" A.M.
(19'18"39" REC.)
R=870.00' A.M. & REC.
L=293.14' A.M. (293.22' REC.)
CH=291.76' A.M. (291.84' REC.)
CHB=S33°53'41"E A.M.
(S33°53'36"E REC.)

33.42' A.M. (33.39' REC.)
S23°59'30"E A.M.
(S24°14'16"E REC.)

Δ=65°57'04" A.M.
(66°00'00" REC.)
R=280.00' A.M. & REC.
L=322.30' A.M. (322.54' REC.)
CHD=304.80' A.M. (305.00' REC.)
CHB=S57°11'09"E A.M.
(S57°14'16"E REC.)

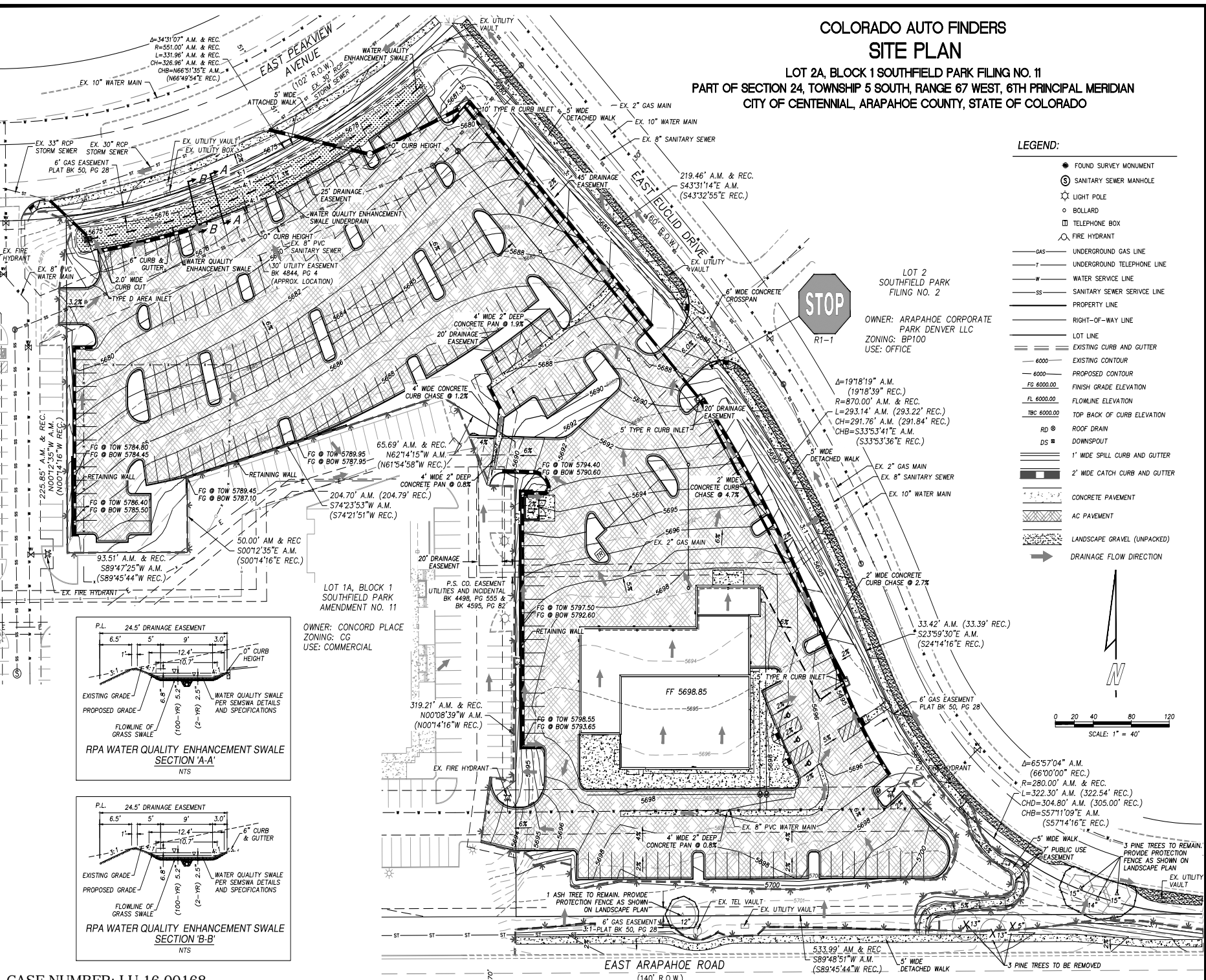
0 20 40 80 120
SCALE: 1" = 40'

COLORADO AUTO FINDERS SITE PLAN

GRADING AND DRAINAGE PLAN

CIVAS
engineering
10050 Burbank Lane
Littleton • Colorado • 801300
Tel: 724-221-4095 Fax: 724-221-4095

JOB NO.
SCALE 1"=30'
DATE JUNE 20, 2016
SHEET 4 TOTAL SHEETS 14



CASE NUMBER: LU-16-00168

COLORADO AUTO FINDERS

SITE PLAN

LOT 2A, BLOCK 1 SOUTHFIELD PARK FILING NO. 11
PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

LEGEND:

- FOUND SURVEY MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ LIGHT POLE
- BOLLARD
- ⊞ TELEPHONE BOX
- ⊙ FIRE HYDRANT
- GAS — UNDERGROUND GAS LINE
- T — UNDERGROUND TELEPHONE LINE
- W — WATER SERVICE LINE
- SS — SANITARY SEWER SERVICE LINE
- — — PROPERTY LINE
- — — RIGHT-OF-WAY LINE
- — — LOT LINE
- — — EXISTING CURB AND GUTTER
- — — EXISTING CONTOUR
- — — PROPOSED CONTOUR
- FL 6000.00 FINISH GRADE ELEVATION
- FG 6000.00 FLOWLINE ELEVATION
- TBC 6000.00 TOP BACK OF CURB ELEVATION
- RD ROOF DRAIN
- DS DOWNSPOUT
- 1' WIDE SPILL CURB AND GUTTER
- 2' WIDE CATCH CURB AND GUTTER
- CONCRETE PAVEMENT
- AC PAVEMENT
- LANDSCAPE GRAVEL (UNPAKED)
- ➔ DRAINAGE FLOW DIRECTION

LOT 2
SOUTHFIELD PARK
FILING NO. 2

OWNER: ARAPAHOE CORPORATE
PARK DENVER LLC
ZONING: BP100
USE: OFFICE

Δ=19°18'19" A.M.
(19°18'39" REC.)
R=870.00' A.M. & REC.
L=293.14' A.M. (293.22' REC.)
CH=291.76' A.M. (291.84' REC.)
CHB=533°53'41"E A.M.
(533°53'36"E REC.)

0 20 40 80 120
SCALE: 1" = 40'

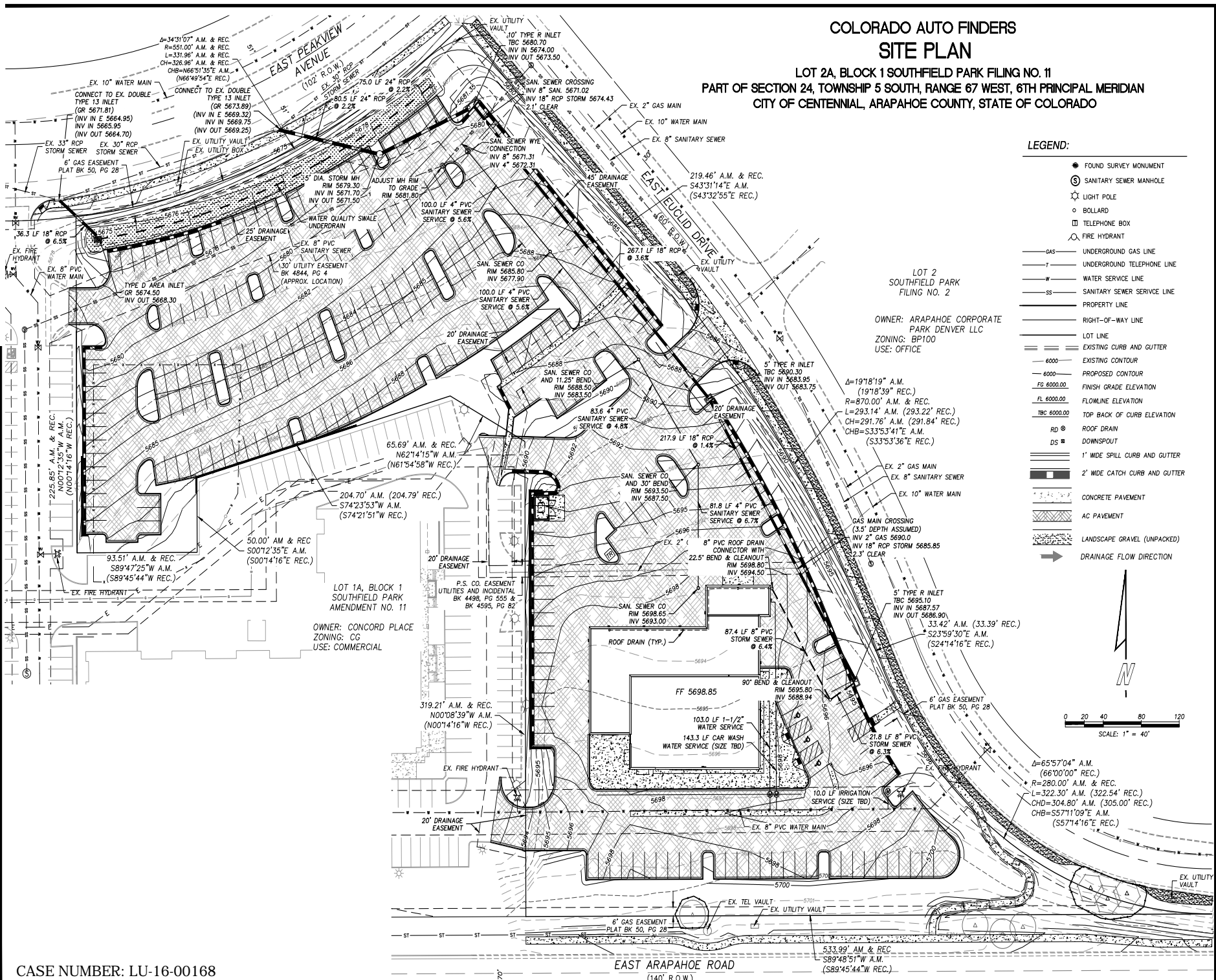
COLORADO AUTO FINDERS SITE PLAN

UTILITY PLAN

CIVAS
engineering
and engineering solutions
10050 Balch Lane
Littleton • Colorado • 801300
Tel: 724-221-4095 Fax: 724-221-4095

JOB NO.
SCALE 1"=30'
DATE JUNE 20, 2016
SHEET 5 TOTAL SHEETS 14

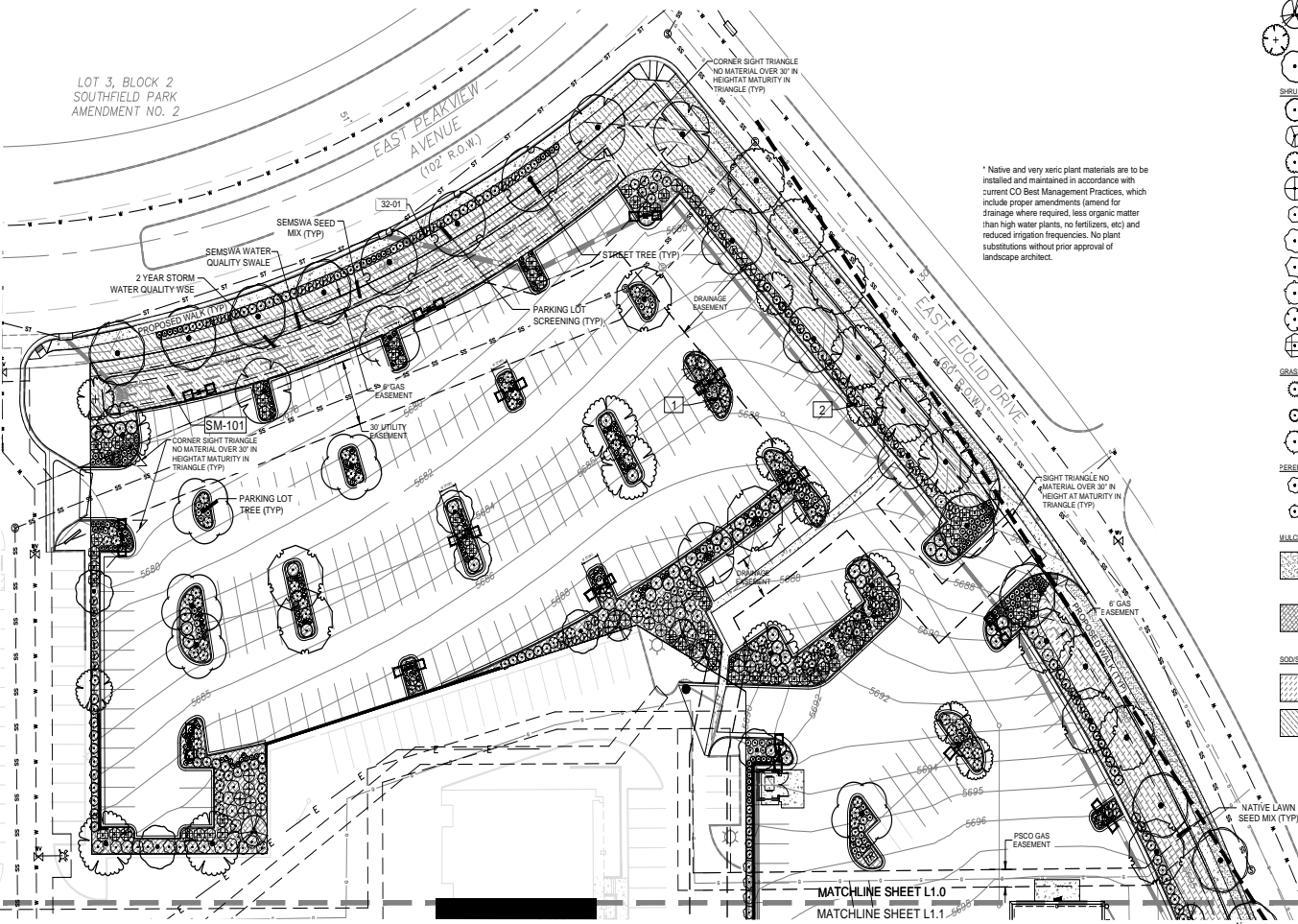
CASE NUMBER: LU-16-00168



COLORADO AUTOFINDERS
PART OF THE SW 1/4 OF SECTION OF SECTION 24, TOWNSHIP 5
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

PLAN NOTES

1. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
3. CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
4. NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
5. DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
6. WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0
7. ALL EMITTERS PER IRRIGATION PLAN. EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
8. RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.



PLANT SCHEDULE						QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN	
EXISTING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL		
EX-REM 3			REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX			
EX-RET 4			TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX			
LARGE TREES							
CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL			
AG	7 (8%)	Acer grandidentatum / Bigtooth Maple	B & B	2'Cal			
CS	11 (12%)	Catalpa speciosa / Northern Catalpa	B & B	2'Cal			
CO	10 (11%)	Celtis occidentalis / Common Hackberry	B & B	2'Cal			
GTS	8 (9%)	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2'Cal			
GM	10 (11%)	Gymnocladus dioica 'Express' / Kentucky Coffeetree	B & B	2'Cal			
QO	10 (11%)	Quercus muhlenbergii / Chickasaw Oak	B & B	2'Cal			
UC	9 (10%)	Ulmus x 'Frontier' / American Elm	B & B	2'Cal			
SMALL TREES							
CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL			
NAH	9 (10%)	Acer satatum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	1.5'Cal			
KP	9 (10%)	Koeleruteria paniculata / Golden Rain Tree	B & B	1.5'Cal			
PCA	8 (9%)	Pyrus calleryana 'Autumn Blaze' / Autumn Blaze Pear	B & B	1.5'Cal			
TOTAL -411 PROPOSED TREES							
CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	W/ST			
AC	48 (8%)	Actinophylos x coloradenensis 'Chiffon' / Maracatis	5 gal				
CD	91 (14%)	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	5 gal				
CIN	26 (4%)	Cercocarpus intricatus / Little Leaf Mountain Mahogany	5 gal				
CMF	51 (8%)	Chamaebatia melleolum 'Fembush' / Fembush	5 gal				
MR	64 (10%)	Malva repens / Creeping Malva	5 gal				
PDD	71 (11%)	Physocarpus opulifolius 'Diable' / Diable Ninebark	5 gal				
PFG	67 (10%)	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal				
PR	34 (5%)	Prunus besseyi / Sand Cherry	5 gal				
PRP	87 (14%)	Prunus besseyi 'Prairie Butter' / Sand Cherry	5 gal				
RG	34 (14%)	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal				
TOTAL -633 PROPOSED SHRUBS							
CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD			
SI	28	Sorghastrum nutans 'Indian Steel' / Indian Grass	1 gal				
SH	211	Sporobolus heterolepis / Prairie Dropseed	1 gal				
SW	75	Sporobolus wrightii / Big Sacaton	1 gal				
TOTAL -315 PROPOSED GRASSES							
CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD			
CI	51	Callitriche involucrata / Wine Cops	1 gal				
OM	56	Oenothera macrocarpa / Evening Primrose	1 gal				
TOTAL -107 PROPOSED PERENNIALS							
CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD			
AGG	8,990 sf	AGGREGATE 2 - 4"	mulch				
WM	21,437 sf	SHREDDED CEDAR MULCH / WOOD MULCH 2"OR LAR HARK SHREDDED REDWOOD MULCH. NO WEED BARRIER UNDER WOOD MULCH AREAS	mulch				
SOIL SEED							
CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD			
NLM	26,721 sf	NATIVE LAWN SEED MIX / PRAIRIE BUTTES SEED CO NATIVE LAWN MIX seed 2-3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	seed				
SLG	15,409 sf	SEMSWA LOW-GROWTH DRILL SEEDING MIX SEE SEED MIX SPECIFICATIONS SHEET L1.0	seed				
* ALL PROPOSED PLANTINGS ARE XERIC							

LANDSCAPE PLAN

SCALE: 1" = 30'

SEMSWA Low-Growth Drill Seeding Mix			
	SEED MIX	PERCENT	QTY
Buffalograss	Tercha	PNWB	20 3.2
Blue Grama	Hachita	PNWB	20 0.6
Western Wheatgrass	Amiba	PNCS	20 3.2
Sideoats Grama	Vaughn	PNWB	20 1.8
Thickspike Wheatgrass	Cittina	PNCS	10 1
Streambank Wheatgrass	Sodor	PNCS	10 1.2

SEED MAINTENANCE: MOW NATIVE SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
MOW SEED MIX TO 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

SEED ESTABLISHMENT: KILL EXISTING VEGETATION BY SOLARIZATION, OR WITH A NON-RESIDUAL HERBICIDE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO WORK. IRRIGATE FOR 2-3 WEEKS AND RE-APPLY HERBICIDE TO ANY EMERGING WEEDS. REMOVE DEBRIS, LARGE CLUMPS, ETC. SPREAD ORGANIC MATTER AT 2 CYD PER 1000 SF AND SPECIFIED AMENDMENTS AND TILL INTO TOP 4-6" OF SOIL. SEE NOTE #10 FOR SPECIFICS ON APPLICATION METHOD, SLOPE PROTECTION, ETC. HYDROMULCH AND ENSURE SEEDLINGS DO NOT DRY OUT FOR AT LEAST 45 DAYS BY IRRIGATING FREQUENTLY. SEEDLINGS TO BE IN DAMP SOIL BUT NOT STANDING WATER PROVIDE LESS FREQUENT, DEEP IRRIGATION AFTER SEED EMERGENCE.

Native Lawn Mix	
(90%) Buffalograss	
(10%) Blue Grama	
Seed @ 2-3 lb / 1000 sf	

DISTURBED AREAS TO BE RESEED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE CIVIL PLANS

SEE SHEET L2.0 FOR SITE CATEGORY REQUIREMENT CALCULATIONS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE CORBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
[2]	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	
01 GENERAL		
DESCRIPTION		
[01-01]	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
32 EXTERIOR IMPROVEMENTS		
DESCRIPTION		
[32-01]	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	1,221 LF
SEED MIXES		
DESCRIPTION		
[SM-101]	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

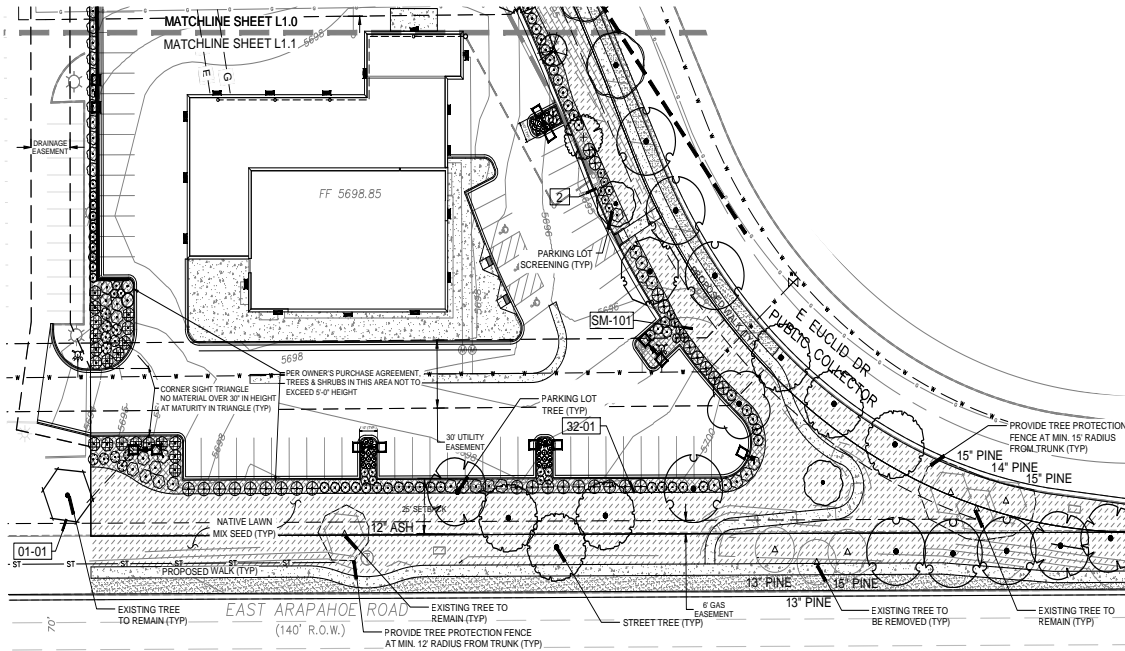
COLORADO AUTO FINDERS
LANDSCAPE PLAN ENLARGEMENT

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
5209 Oak Drive, Longmont, CO 80501
(303) 443-0388 - nels@ndssolutions.com

JOB NO.	SCALE	SEE SHEET
DATE	June 20, 2016	
SHEET	6	14

COLORADO AUTOFINDERS

PART OF THE SW 1/4 OF SECTION _OF SECTION 24, TOWNSHIP 5
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



LANDSCAPE PLAN

SCALE: 1" = 30'



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
11	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASS PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
2	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	
01 GENERAL		
DESCRIPTION		QTY
51-01	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
32 EXTERIOR IMPROVEMENTS		QTY
DESCRIPTION		
14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.		1,221 LF
32-01		
SEED MIXES		QTY
DESCRIPTION		
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

* Native and very xeric plant materials are to be installed and maintained in accordance with current CO Best Management Practices, which include proper amendments (amend for drainage where required, less organic matter than high water plants, no fertilizers, etc) and reduced irrigation frequencies. No plant substitutions without prior approval of landscape architect.

SEED MAINTENANCE: MOW NATIVE SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON. MOW SEED MIX TO 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

SEED ESTABLISHMENT: KILL EXISTING VEGETATION BY SOLARIZATION, OR WITH A NON-RESIDUAL HERBICIDE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO WORK. IRRIGATE FOR 2-3 WEEKS AND RE-APPLY HERBICIDE TO ANY EMERGING WEEDS. REMOVE DEBRIS, LARGE CLUMPS, ETC. SPREAD ORGANIC MATTER AT 2 CYD PER 1000 SF AND SPECIFIED AMENDMENTS AND TILL INTO TOP 4" OF SOIL. SEE NOTE #10 FOR SPECIFICS ON APPLICATION METHOD, SLOPE PROTECTION, ETC. HYDROMULCH AND ENSURE SEED LINGS DO NOT DRY OUT FOR AT LEAST 45 DAYS BY IRRIGATING FREQUENTLY. SEEDLINGS TO BE IN DAMP SOIL BUT NOT STANDING WATER PROVIDE LESS FREQUENT, DEEP IRRIGATION AFTER SEED EMERGENCE.

SEMSWA Low-Growth Drill Seeding Mix					
Species	Weight	Volume	Weight	Volume	Weight
Buffalograss	2000	PNWB	20	3.2	
Blue Grama	2000	PNWB	20	0.6	
Western Wheatgrass	2000	PNWB	20	3.2	
Sideoats Grama	2000	PNWB	20	1.8	
Thickspike Wheatgrass	2000	PNWB	10	1	
Streambank Wheatgrass	2000	PNWB	10	1.2	

Native Lawn Mix	
(90%) Buffalograss	
(10%) Blue Grama	
Seed @ 2-3 lb / 1000 sf	

DISTURBED AREAS TO BE RESEED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

PLAN NOTES

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- DRILLPIE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0
- ALL EMITTERS PER IRRIGATION PLAN. EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

PLANT SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN.

EXISTING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
EX-REM	3		REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX	
EX-RET	4		TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX	
LARGE TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AG	7		Acer grandidentatum / Bigtooth Maple	B & B	2" Cal
CS	11		Catalpa speciosa / Northern Catalpa	B & B	2" Cal
CO	10		Celtis occidentalis / Common Hackberry	B & B	2" Cal
GTS	3		Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2" Cal
GD	10		Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2" Cal
DM	10		Quercus muehlenbergii / Chinkapin Oak	B & B	2" Cal
UC	3		Ulmus x 'Frontier' / American Elm	B & B	2" Cal
SMALL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AH	3		Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	1.5" Cal
KP	3		Koeleruteria paniculata / Golden Rain Tree	B & B	1.5" Cal
PCA	3		Pyrus calleryana 'Autumn Blaze' / Autumn Blaze Pear	B & B	1.5" Cal
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2
AC	48		Arctostaphylos x coloradoensis 'Chieftain' / Manzanita	5 gal	
CD	31		Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	5 gal	
CIN	26		Cercocarpus intricatus / Little Leaf Mountain Mahogany	5 gal	
CMF	51		Chamaebatia millefolium 'Fernbush' / Fernbush	5 gal	
MR	54		Mahonia repens / Creeping Mahonia	5 gal	
POD	71		Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal	
PFG	57		Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal	
PB	34		Prunus besseyi / Sand Cherry	5 gal	
PBP	57		Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal	
RG	34		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2
SI	28		Sorghastrum nutans 'Indian Steel' / Indian Grass	1 gal	
SH	211		Sporobolus heterolepis / Prairie Dropseed	1 gal	
SW	76		Sporobolus wrightii / Big Sacaton	1 gal	
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2
CI	51		Callifloe involucrata / Wine Cups	1 gal	
OM	56		Oenothera macrocarpa / Evening Primrose	1 gal	
MULCHES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2
AGG	3,990 sf		AGGREGATE / 2 - 4" 2-4" LOCAL RIVER ROCK. SEE NOTES FOR AND DETAILS FOR PLACEMENT. PLACE AT UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	mulch	
WM	21,437 sf		SHREDDED CEDAR MULCH / WOOD MULCH GORILLA HAIR OR SHREDDED REDWOOD MULCH. NO WEED BARRIER UNDER WOOD MULCH AREAS	mulch	
SOD/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2
NLM	26,721 sf		NATIVE LAWN SEED MIX / PAWNEE BUTTES SEED CO NATIVE LAWN MIX 2-3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	seed	
SLG	15,409 sf		SEMSWA LOW-GROWTH DRILL SEEDING MIX SEE SEED MIX SPECIFICATIONS SHEET L1.0	seed	

* ALL PROPOSED PLANTINGS ARE XERIC

SEE SHEET L2.0 FOR SITE
CATEGORY REQUIREMENT
CALCULATIONS

CASE NUMBER: LU-16-00168

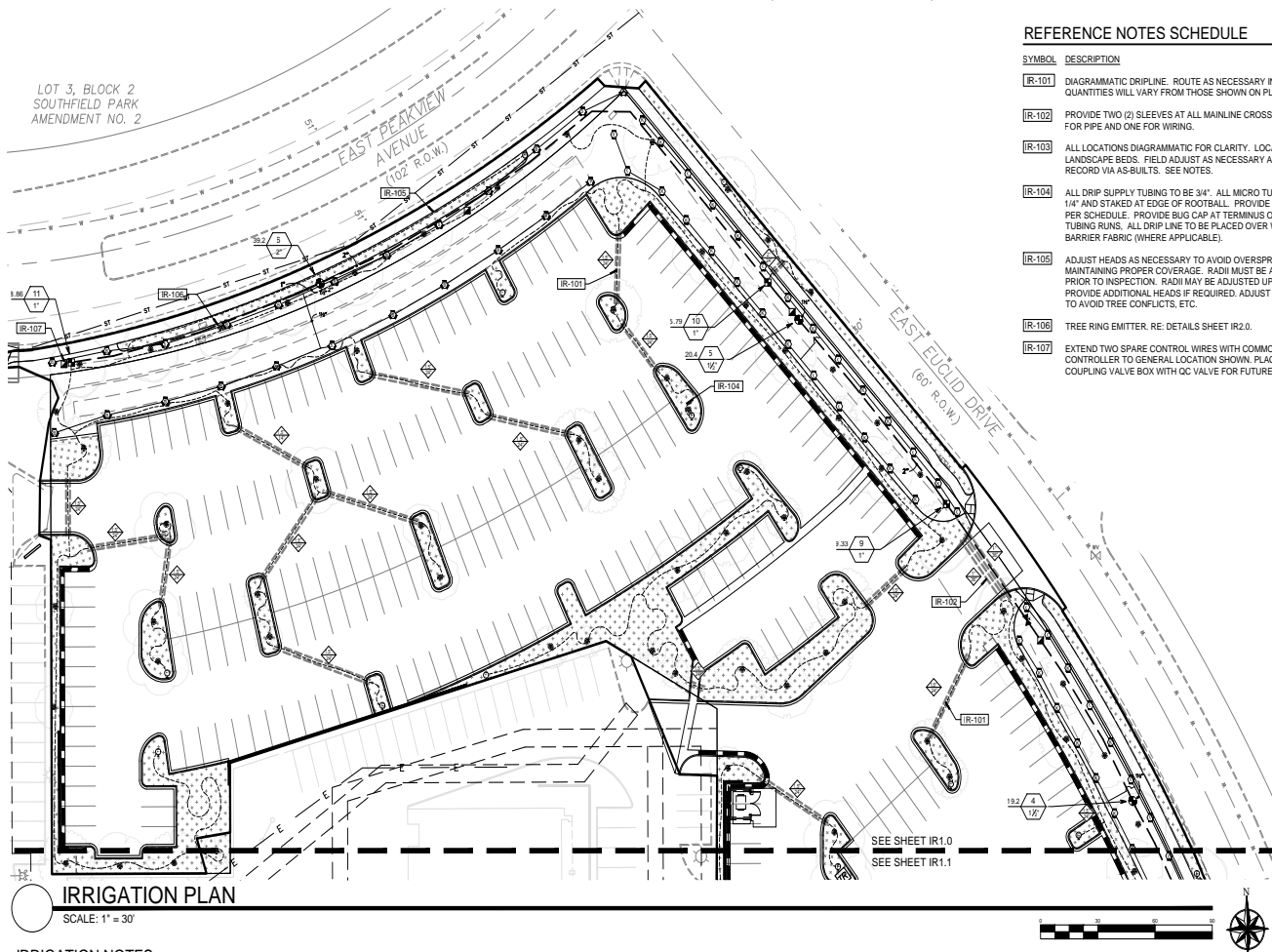
COLORADO AUTO FINDERS
LANDSCAPE PLAN ENLARGEMENT

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
5039 Oak Drive, Longmont, CO 80501
(303) 443-0388 - nels@ndssolutions.com

JOB NO.
SCALE SEE SHEET
DATE June 20, 2016
SHEET 7 OF 14

COLORADO AUTOFINDERS

PART OF THE SW 1/4 OF SECTION _OF SECTION 24, TOWNSHIP 5
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



IRRIGATION NOTES




Note: QUANTITIES ARE LISTED FOR REFERENCE ONLY. CONTRACTOR TO USE GRAPHIC QUANTITIES TO DETERMINE TOTAL EQUIPMENT TYPES AND QUANTITIES. (SEE PLAN GRAPHIC AND EQUIPMENT SCHEDULE). PROVIDE ADDITIONAL IRRIGATION LABOR & COMPONENTS TO PROVIDE HEAD TO HEAD COVERAGE IN THE FIELD FOR ALL SODDED IRRIGATION ZONES AND (90%) OF HEAD TO HEAD COVERAGE FOR SEEDED TURFGRASS AND DRIP TO ALL PLANTINGS.




- [illegible]




REFERENCE NOTES SCHEDULE

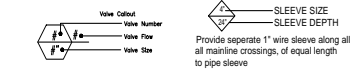
SYMBOL	DESCRIPTION
R-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.
R-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS—ONE FOR PIPE AND ONE FOR WIRING.
R-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE DESKS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.
R-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING. ALL DRIP LINES TO BE PROTECTED BY OVER WEED BARRIER FABRIC (WHERE APPLICABLE).
R-105	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. ADDITIONAL HEADS MAY BE REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.
R-106	TREE RING EMITTER. RE: DETAILS SHEET R2.0.
R-107	EXTEND TWO SPACE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QV CONTROL FOR FUTURE EXPANSION.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER MODEL DESCRIPTION	QTY	PSI
	HUNTER MP1000 PROS-36-CV TURF ROTATOR, R/ 1/52.4 CM POP-UP WITH CHECK VALVE PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PPS4 BODY, 3/4" NARROW ADJ ARC 90 TO 210, LAUGHT BLUE 210 TO 270 ARC, O-LOCK 360 ARC	5	40
	HUNTER MP2000 PROS-40-CV TURF ROTATOR, R/ 1/52.4 CM POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PPS4 BODY, 1/4" BUBBLE ADJ ARC 90-210, 3/4" GREEN ADJ ARC 210-270, R-RED 360 ARC	35	40
	HUNTER MP3000 PROS-60-CV TURF ROTATOR, R/ 1/52.4 CM POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PPS4 BODY, 1/4" BUBBLE ADJ ARC 90-210, Y-YELLOW ADJ ARC 210-270, 3/4" RYBY 360 ARC	57	40

SYMBOL	MANUFACTURER MODEL DESCRIPTION	QTY
	RAMBO RZC 100-79P MINI FLOW DROP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR, 30PM - 150PM. USE LOW FLOW MODEL FOR FLOWS UNDER 1 GPM	5
	FLUSH VALVE 1/4" P.C. BALL VALVE IN 10" VALVE BOX.	15
	TREE RING EMITTERS 1/2" TREE RING TREE RING EMITTER PER DETAILS SHEET R2.0.	80
	AREA TO RECEIVE DROP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DROP EMITTERS: FLOW RATES OF 1.5GPH/VALVE, 1.0GPH/BLOCK, AND 2.0GPH/RED. COMES WITH A SELF-PEERCING BARB INLET X BARB OUTLET. Emitter Notes Permanents to receive one of 0.5 GPH emitters Grasses to receive one of 1.0 GPH emitters Shrubs to receive two of 1.5 GPH emitters Trees to receive two to three drop emitters per details sheet	27,307 S.F.

SYMBOL	MANUFACTURER MODEL DESCRIPTION	QTY
	RAIN BIRD PEB-PRS-D 1" 1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE	6
	RAIN BIRD 5-BC 1" BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY	3
	MBCO 12-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE. 60# SIZE AS SHOWN PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	3
	RAIN BIRD PEB-PRS-D 1-1/2" 1" 1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE	1
	MANUAL DRAIN VALVE PROVIDE 1/2" ROUND BOB WITH 2" WAVE MARKER. PVC ACCESS ELBOW, AND MINIMUM 6" DEPTH 3/4" WASHED RAIN ROOF DUMP FOR DRAINAGE. PROVIDE 3/4" W/ST SCH 40 PVC 90 ELB AND 3/4" x 4" SCH 40 PVC NIPPLE TO CAP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND ALL NIPPLES	1
	FESCO B257A-1/2 REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESP/SLXMEF WITH (2) ESP/SLM 16 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.	1
	RAIN BIRD WR2-R WIRELESS RAIN SENSOR COMBO. INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	RAIN BIRD FS-150-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICON, SITE CONTROL, AND ESP-LXDEL CENTRAL CONTROL SYSTEMS. PLASTIC PIPED MODEL. SUGGESTED OPERATING RANGE OF 10-100 GPM TO 100-0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
	GUARDSHACK EC-2 GUARDSHACK ECONOMACH. WITH EP-1 AND FG-1 METAL REIN. MANUFACTURER REQUIREMENTS AND VERIFY LOCKING HARDWARE PRIOR TO TURNOVER.	1
	POINT OF CONNECTION 1-1/2" CONNECT TO POTABLE DOMESTIC LINE. COORDINATE WITH CIVIL/MECHANICAL.	1
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 PVC CLASS 315 FOR 12" ID. PVC CLASS 160 FOR 3/4" PIPE. PVC CLASS 160 SDR 26 FOR 1" AND ABOVE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN. WITH ALL OTHERS BEING 1" IN SIZE.	3,447 LF.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE	1,378 LF.
	PVC SLEEVE. PVC SCHEDULE 40	753.5 LF.



CONFIRM ALL QTY'S, SF AND LF WITH ACTUAL
PLAN GRAPHIC. PLAN GRAPHIC INFORMATION
SUPERSEDES SCHEDULE INFORMATION.

[illegible]

DRAWN *JRO*

CHECKED 11/11/11

DESIGNED

FILENAME

COLORADO AUTO FINDERS

SCHEMATIC IRRIGATION PLAN

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning • Irrigation Design
5559 Colt Drive, Longmont, CO 80503
(303) 443-0388 • nell@ndscolorado.com

JOB NO.

SCALE OFF QUEST

DATE _____

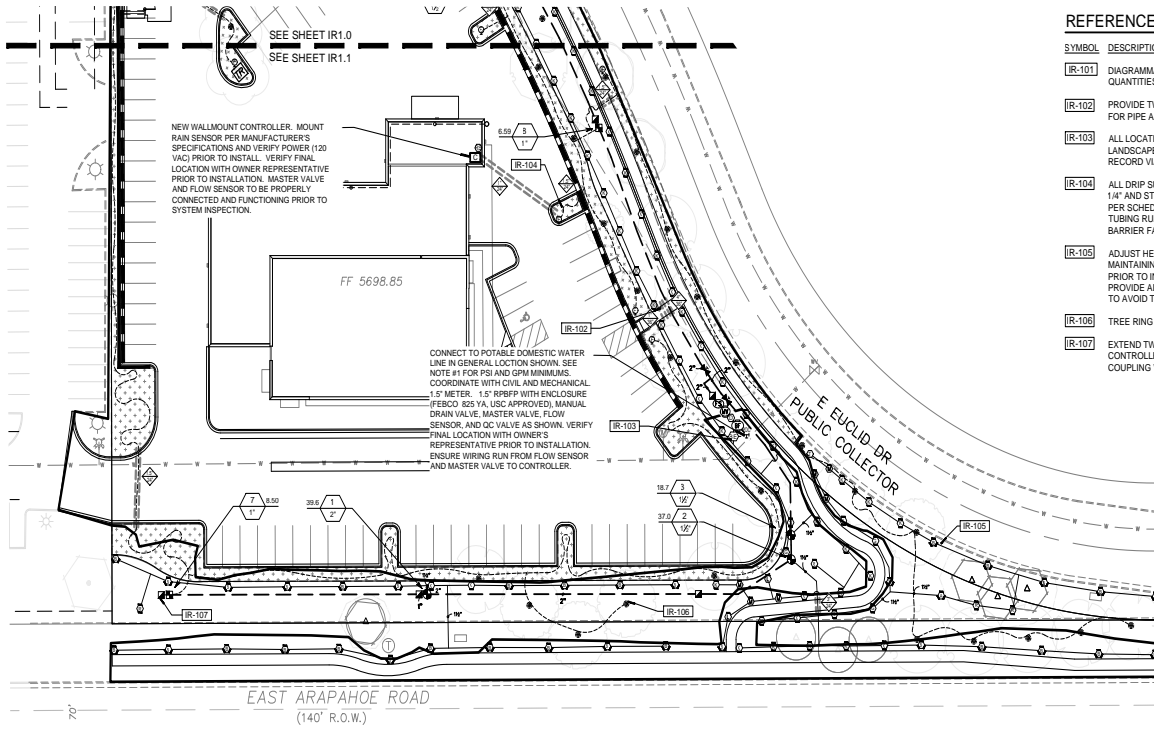
June 20, 2016

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CASE NUMBER: LU-16-00168

COLORADO AUTOFINDERS

PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 5
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS-ONE FOR PIPE AND ONE FOR WIRING.
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).
IR-105	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.
IR-106	TREE RING EMITTER. RE: DETAILS SHEET IR2.0.
IR-107	EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
IR-101	HUNTER MP1000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI (2.76 BAR). MP ROTATOR NOZZLE ON PRESS BODY. M-AMARCON ADJ. ARC 90 TO 210. LAUGHT BLUE 210 TO 270. ARC. 0-COLOR 360 ARC.	5	40
IR-102	HUNTER MP1000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI (2.76 BAR). MP ROTATOR NOZZLE ON PRESS40 BODY. K-BLACK ADJ. ARC 90-210, G-GREEN ADJ. ARC 210-270, R-RED 360 ARC.	95	40
IR-103	HUNTER MP1000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI (2.76 BAR). MP ROTATOR NOZZLE ON PRESS40 BODY. B-BLUE ADJ. ARC 90-210, Y-YELLOW ADJ. ARC 210-270, A-GRAY 360 ARC.	57	40
IR-104	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT. 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 30GPM - 150PM. USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM.	5	
IR-105	FLUSH VALVE 3/4" PVC BALL VALVE IN 1" VALVE BOX.	15	
IR-106	TREE RING EMITTERS PROVIDE DRIP TREE RING EMITTER PER DETAILS SHEET IR2.0.	90	
IR-107	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD 38-PC SINGLE OUTLET. PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 1.0GPH-BLACK, AND 1.5GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: Perennials to receive one of 0.5 GPH emitters Grasses to receive one of 1.0 GPH emitters Shrubs to receive one of 1.5 GPH emitters Trees to receive to receive tree ring drip emitter per details sheet	27,307 S.F.	
IR-108	RAIN BIRD PEB-PRS-D 1" - 1/2" - 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	6	
IR-109	RAIN BIRD 5-ARC 1" BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	9	
IR-110	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE. SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	3	
IR-111	RAIN BIRD PEB-PRS-D 1-1/2" 1" - 1/2" - 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1	
IR-112	MANUAL DRAIN VALVE PROVIDE 1" ROUND BOX WITH 2" VALVE MARKER. PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MIP SCH 40 PVC 90 ELB AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND ALL NIPPLES.	1	
IR-113	FEBCO 825YA 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
IR-114	RAIN BIRD ESPRIMEX WITH (G2) ESPRIMEXM4 18 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.	1	
IR-115	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1	
IR-116	RAIN BIRD FS-150-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXIMUM, SITECONTROL, AND ESPRIMO CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1	
IR-117	GUARDHACK EC-2 GUARDHACK ECONOCAGE, WITH EP-1 AND FG-1. INSTALL PER MANUFACTURER REQUIREMENTS AND VERIFY LOCKING HARDWARE PRIOR TO TURNOVER.	1	
IR-118	POINT OF CONNECTION 1-1/2" CONNECT TO POTABLE DOMESTIC LINE. COORDINATE WITH CIVIL/MECHANICAL.	1	
IR-119	IRRIGATION LATERAL LINE. PVC CLASS 160 SDR 26 PVC CLASS 210 FOR 1/2" PIPE. PVC CLASS 200 FOR 3/4" PIPE. PVC CLASS 160 SDR 26 FOR 1" AND ABOVE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN. WITH ALL OTHERS BEING 1" IN SIZE.	3,447 L.F.	
IR-120	IRRIGATION MAINLINE. PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.	1,378 L.F.	
IR-121	PIPE SLEEVE: PVC SCHEDULE 40 SEE NOTES AND SPECIFICATIONS FOR DEPTHS. EXTEND MIN 18" BEYOND EDGE OF PAVEMENT AND MARK IN FIELD.	753.7 L.F.	

IRRIGATION PLAN

SCALE: 1" = 30'

CRITICAL ANALYSIS

Generated: 2016-09-22 08:04
P.O.C. NUMBER: 01
Water Source Information: CONNECT TO POTABLE DOMESTIC LINE. COORDINATE WITH CIVIL/MECHANICAL.

FLOW AVAILABLE
Point of Connection Size: 1-1/2"
Flow Available: 47.66 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 75.00 psi
Pressure Available: 75.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 39.59 gpm
Flow Available at POC: 47.66 gpm
Residual Flow Available: 9.07 gpm

Pressure Req. at Critical Station: 46.17 psi
Loss for Fittings: 3.75 psi
Loss for Main Line: 7.53 psi
Loss for POC to Valve Elevation: 2.60 psi
Loss for Backflow: 11.78 psi
Loss for Master Valve: 3.51 psi
Critical Station Pressure at POC: 72.38 psi
Pressure Available: 75.00 psi
Residual Pressure Available: 2.62 psi

CONFIRM MINIMUM PRESSURE OF 75 PSI PRIOR TO COMMENCING WORK.

Brand all appropriate box lids with 7" minimum letters with the following abbreviations:

QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
MCV Master Control Valve
FS Flow Sensor
FP Drip Flush Point

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH INDICATES

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

VALVE SCHEDULE	NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	RAIN BIRD PEB-PRS-D	2"	TURF ROTARY		46.24	64.84	39.59	0.36 in/h
2	RAIN BIRD PEB-PRS-D	1-1/2"	TURF ROTARY		46.26	63.59	36.98	0.42 in/h
3	RAIN BIRD PEB-PRS-D	1-1/2"	TURF ROTARY		44.55	60.19	18.72	0.36 in/h
4	RAIN BIRD PEB-PRS-D	1-1/2"	TURF ROTARY		44.58	60.56	19.21	0.37 in/h
5	RAIN BIRD PEB-PRS-D	1-1/2"	TURF ROTARY		44.94	61.87	20.40	0.34 in/h
6	RAIN BIRD PEB-PRS-D	2"	TURF ROTARY		46.17	69.74	39.20	0.35 in/h
7	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS		27.49	43.98	8.50	0.20 in/h
8	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS		26.08	41.04	6.59	0.20 in/h
9	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS		20.54	44.72	9.33	0.14 in/h
10	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS		24.92	39.98	5.79	0.19 in/h
11	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS		28.48	45.46	8.86	0.17 in/h

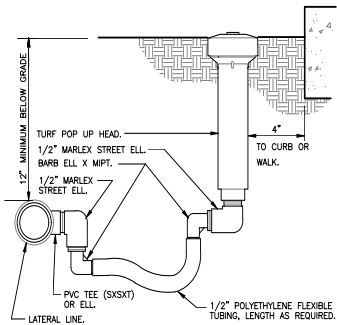
CASE NUMBER: LU-16-00168

COLORADO AUTO FINDERS SCHEMATIC IRRIGATION PLAN

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
5039 Oak Drive, Longmont, CO 80501
(303) 443-0388 - nels@ndsdesigns.com

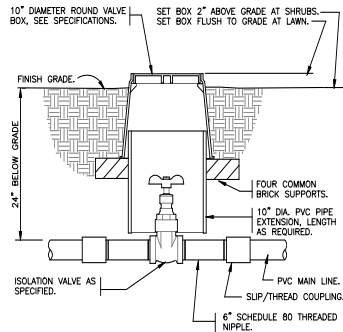
JOB NO.
SCALE SEE SHEET
DATE June 20, 2016
SHEET 10 OF 14

COLORADO AUTOFINDERS
PART OF THE SW 1/4 OF SECTION _OF SECTION 24, TOWNSHIP 5
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



1 TURF SPRAY FLEX ASSEMBLY
3' = 1'-0"

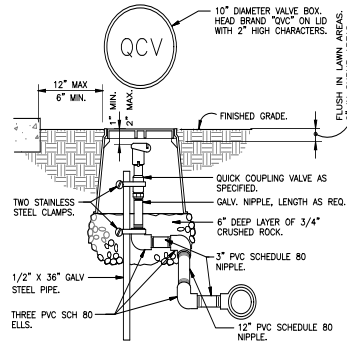
328403.13-02



2 BRASS ISOLATION VALVE
1 1/2" x 1" F

 $1\frac{1}{2}'' = 1'-0''$

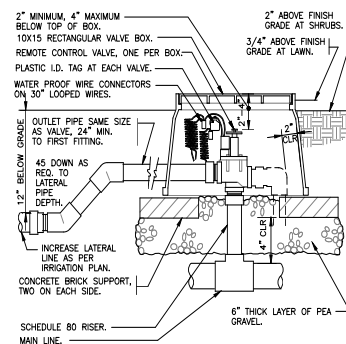
328406.33-01



3 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"

 $1\frac{1}{2}'' = 1'-0''$

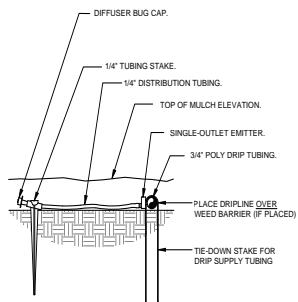
328406.43-02



4 ELECTRIC REMOTE CONTROL VALVE

 $1\frac{1}{2}'' = 1'-0''$

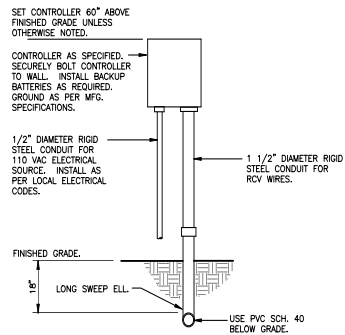
32 8406.13-01



5 DRIP EMITTER DETAIL
3" = 1'-0"

$$3^{\circ} = 1^{\circ} - 0^{\circ}$$

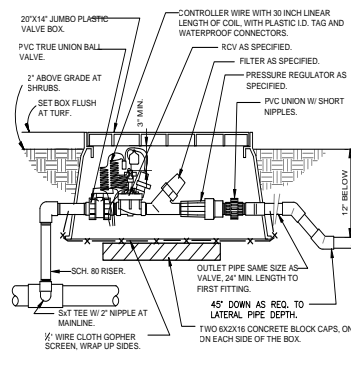
32 8413.13-03



6 WALL MOUNT CONTROLLER

$$1^{\circ} = 1-0^{\circ}$$

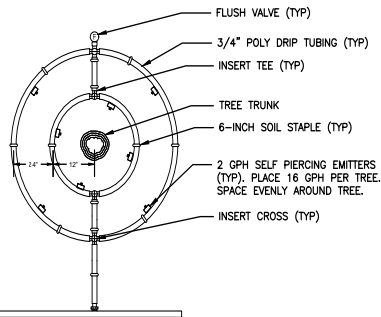
32 8409.13-01



7 1" DRIP VALVE/FILTER/REGULATOR
1 1/2' = 1'-0"

$$1\frac{1}{2}'' = 1'-0''$$

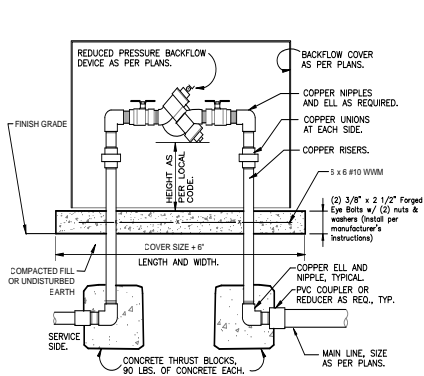
32 8413.76-23



8 TREE RING DRIP DETAIL
1" = 1"

 $1^{\circ} = 1^{\circ}$

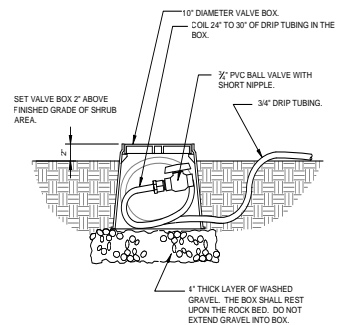
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9 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0"

$$1^{\circ} = 1^{\circ}-0'$$

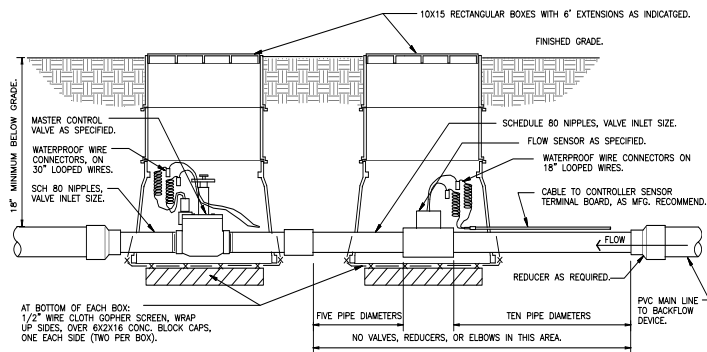
328409.46-03



10 DRIP FLUSH VALVE
1 1/2" = 1'-0"

 $1\frac{1}{2}'' = 1'-0''$

32 8413.49-03



11 MASTER VALVE/FLOW SENSOR ASSEMBLY
1 1/2" = 1'-0"

 $1\frac{1}{2}^{\circ} = 1^{\circ}-0^{\circ}$

32 8406.23-10

REVISIONS	
REV	Description
R01/Rev0	7/17/14
R02/Rev0	7/22/14
R03/Rev0	7/22/14
R04/Rev0	7/22/14
R05/Rev0	7/22/14
R06/Rev0	7/22/14
R07/Rev0	7/22/14
R08/Rev0	7/22/14
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R43/Rev0	7/22/14
R44/Rev0	7/22/14
R45/Rev0	7/22/14
R46/Rev0	7/22/14
R47/Rev0	7/22/14
R48/Rev0	7/22/14
R49/Rev0	7/22/14
R50/Rev0	7/22/14
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R97/Rev0	7/22/14
R98/Rev0	7/22/14
R99/Rev0	7/22/14
R100/Rev0	7/22/14

DRAWN	JRO
CHECKED	NAM
DESIGNED	JRO
FILENAME	

<h1 style="margin: 0;">COLORADO AUTO FINDERS</h1>	<h1 style="margin: 0;">IRRIGATION DETAILS</h1>
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NDS

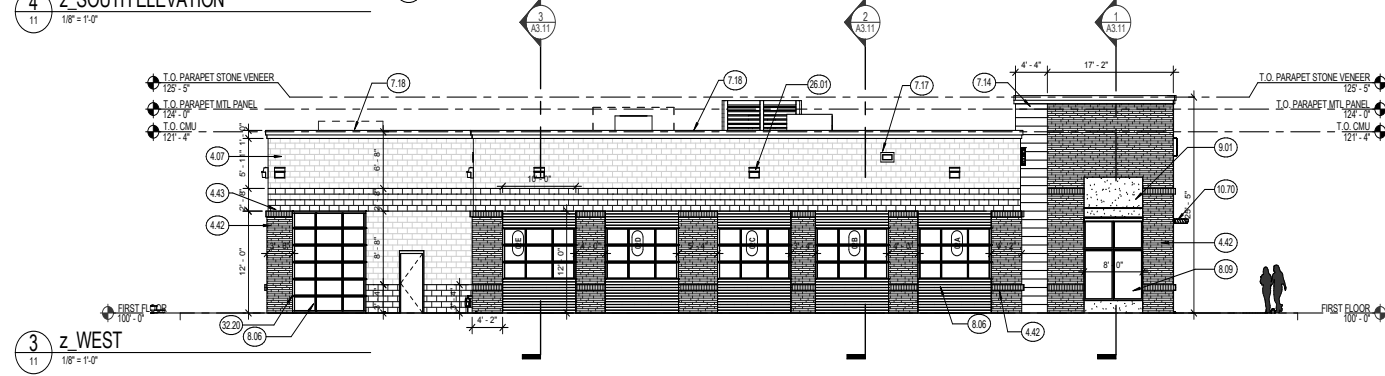
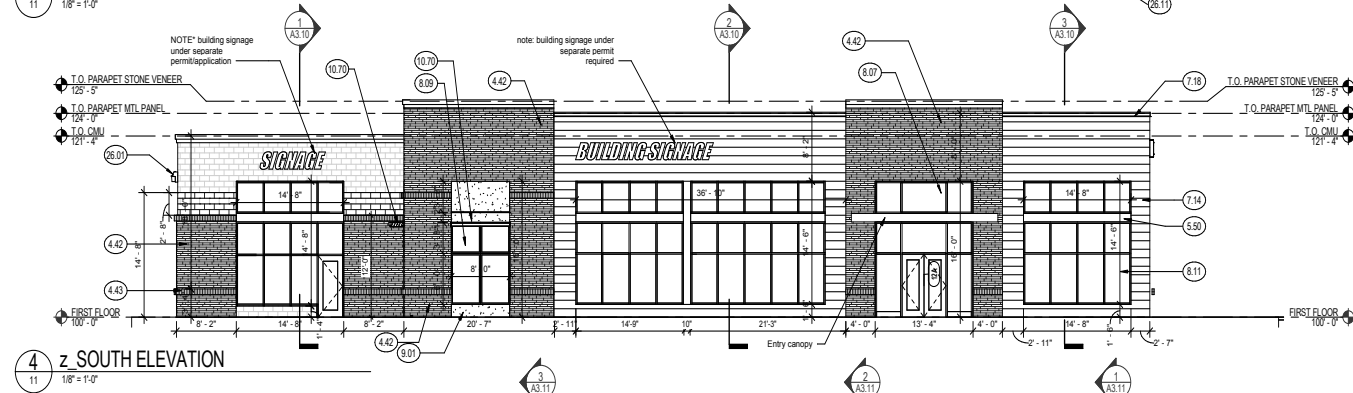
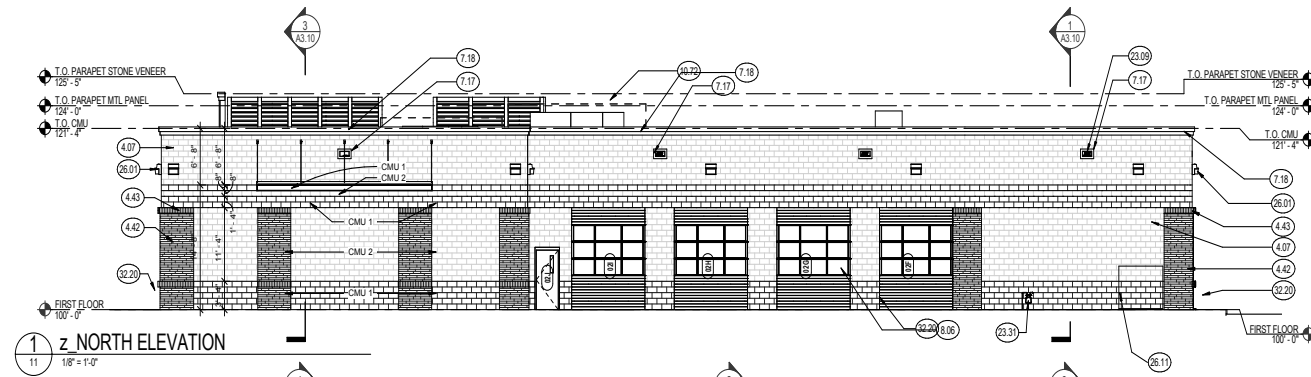
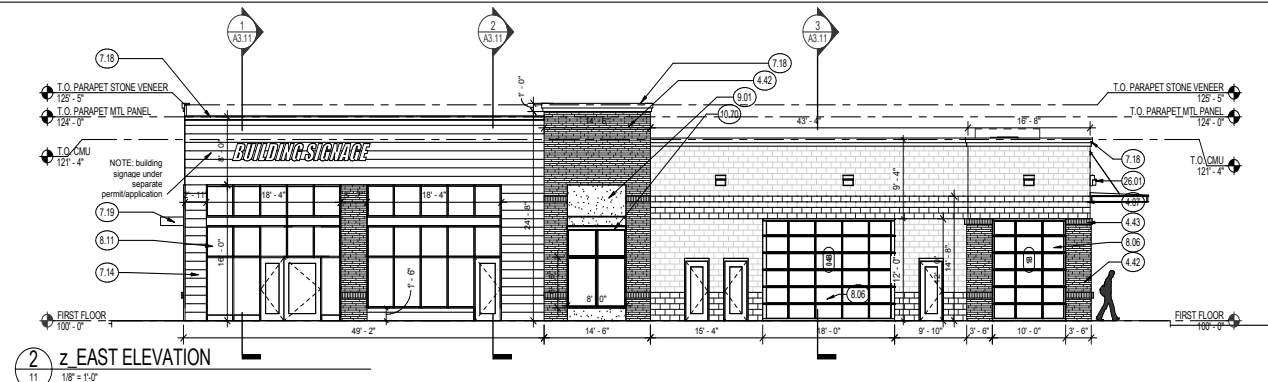
NATURAL DESIGN SOLUTIONS

Landscape Architecture

Land Planning • Irrigation Design

(303) 443-0388 • nell@naturaldesign.com

JOB NO.	
SCALE	SEE SHEET
DATE	June 20, 2016
SHEET	11
SHEETS	14

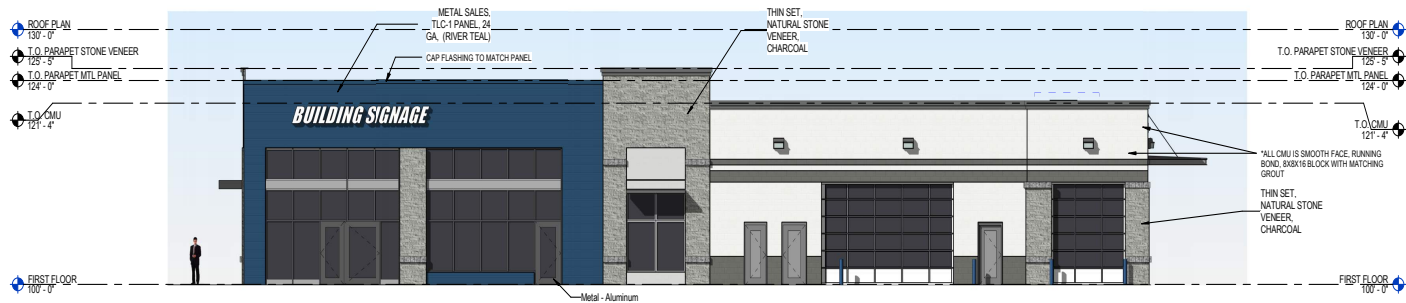


KEYNOTE LEGEND

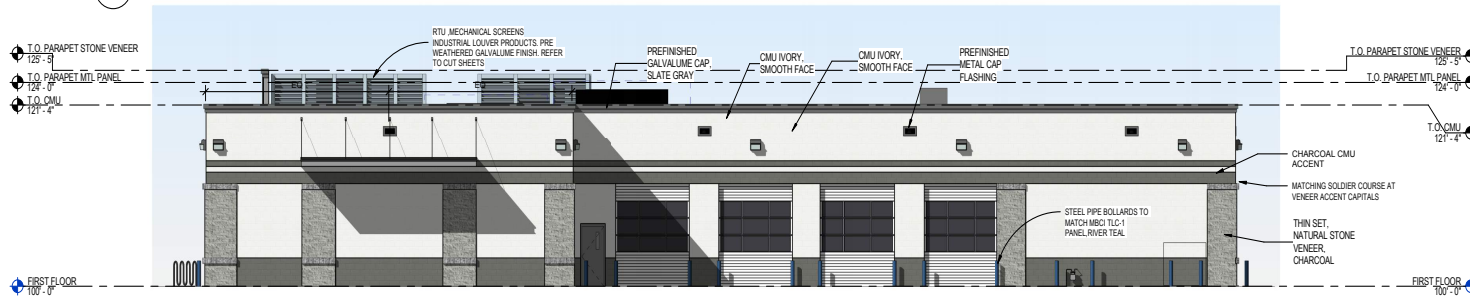
- 4.07 CMU NOMINAL THICKNESS AS INDICATED
- 4.42 EXTERIOR THIN SET LIMESTONE VENEER
- 4.43 THIN SET LIMESTONE VENEER HEADER OR SOLDIER COURSE
- 5.50 STEEL BEAM, RE: STRUCTURAL DRAWINGS
- 7.14 METAL WALL PANEL
- 7.17 SHEET METAL ROOFING STANDING SEAM
- 7.18 PRE-FINISHED ALUMINUM CAP FLASHING
- 7.19 SHEET METAL FASCIA
- 8.06 SECTIONAL OVERHEAD DOOR
- 8.07 ALUMINUM FRAMED STOREFRONT
- 8.09 ALUMINUM FRAME WINDOW
- 8.11 GLAZING
- 9.01 STUCCO SYSTEM, RE: SPECIFICATION
- 10.70 ALUMINUM SUNSCREEN/AWNINGS
- 10.72 PREFABRICATED ROOF TOP SCREENS
- 23.09 ROOF DRAIN AND OVERFLOW DRAIN, RE: PLUMBING DRAWINGS
- 23.31 GAS METER
- 26.01 LIGHT FIXTURE
- 26.11 ELECTRIC SERVICEMETER
- 32.20 STEEL BOLLARD

CASE NUMBER:
LU-16-00-168

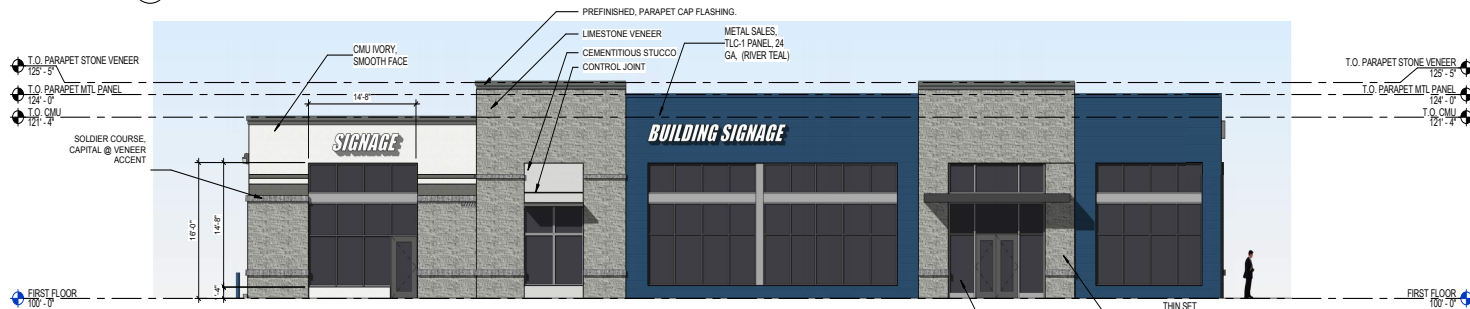
DESCRIPTION		DATE	BY
CENTENNIAL PLAN REVIEW COMMENTS		06/24/16	DAS
DRAWN	DAS	CHECKED	JAC
DESIGNED	Designer	FILENAME	EXTERIOR ELEVATIONS
COLORADO AUTOFINDERS			
EXTERIOR ELEVATIONS			
JOB NO. 15542			
SCALE 1/8" = 1'-0"			
DATE 06/20/2016			
SHEET	SHEET	12 14	



1 PRESENTATION EAST ELEVATION
12 1/8" = 1'-0"



2 PRESENTATION NORTH ELEVATION
12 1/8" = 1'-0"



3 PRESENTATION SOUTH ELEVATION
12 1/8" = 1'-0" PREFINISHED



CASE NUMBER:
LU-16-00-168

4 PRESENTATION WEST ELEVATION
12 1/8" = 1'-0"

EAST ELEVATION

MATERIAL CLASS ONE	AREA FT ²	PERCENTAGE OF TOTAL
LIMESTONE	40	1.2%
LIMESTONE	40	1.2%
LIMESTONE	229	8.12%
LIME STONE SLOTTED COURSE	3	0.08%
GLASS	117	4.15%
GLASS @ MAIN DOORS	27	0.96%
GLASS	211	7.48%
GLASS	75	2.66%
GLASS	271	9.11%
GLASS	293	10.39%
	1308	46.40%

Class II materials

CMU	142	5.04%
CMU	649	23.02%
Applied STUCCO on metal lath	51	1.81%
ARCH. METAL CAPPING	594	21.07%
PREFINISHED METAL COPING	75	2.66%
	1511	53.60%
TOTAL AREA	2819	100.00%

NORTH ELEVATION

MATERIAL CLASS ONE	AREA FT ²	PERCENTAGE OF TOTAL
LIMESTONE	51	1.61%
LIMESTONE	51	1.61%
LIMESTONE	51	1.61%
LIMESTONE	50	1.58%
LIMESTONE	50	1.58%
LIMESTONE	46	1.45%
GLASS	234	7.38%
	533	16.80%

Cass II materials

C/U	850	27%
C/U	767	24%
C/U	646	20%
Applied STUCCO on metal lath	0	0%
AICH. METAL CLADDING @ DOOR	241	8%
PIEFINISHED METAL COPING	135	4%
		0%
	2639	83%
TOTAL AREA	3172	100%

SOUTH ELEVATION

MATERIAL CLASS ONE	AREA FT ²	PERCENTAGE OF TOTAL
LIMESTONE	291	9%
LIMESTONE	388	13%
LIMESTONE	98	3%
LIME STONE	96	3%
GLASS	213	7%
GLASS	213	7%
GLASS	266	9%
GLASS	213	7%
GLASS	75	2%
GLASS	220	7%
	2073	67%

Class II materials

CMU	219	7%
ARCH. METAL CLADDING	266	9%
Applied STUCCO on metal lath	51	2%
ARCH. METAL CLADDING	467	15%
	1003	33%
TOTAL AREA	3076	100%

WEST ELEVATION

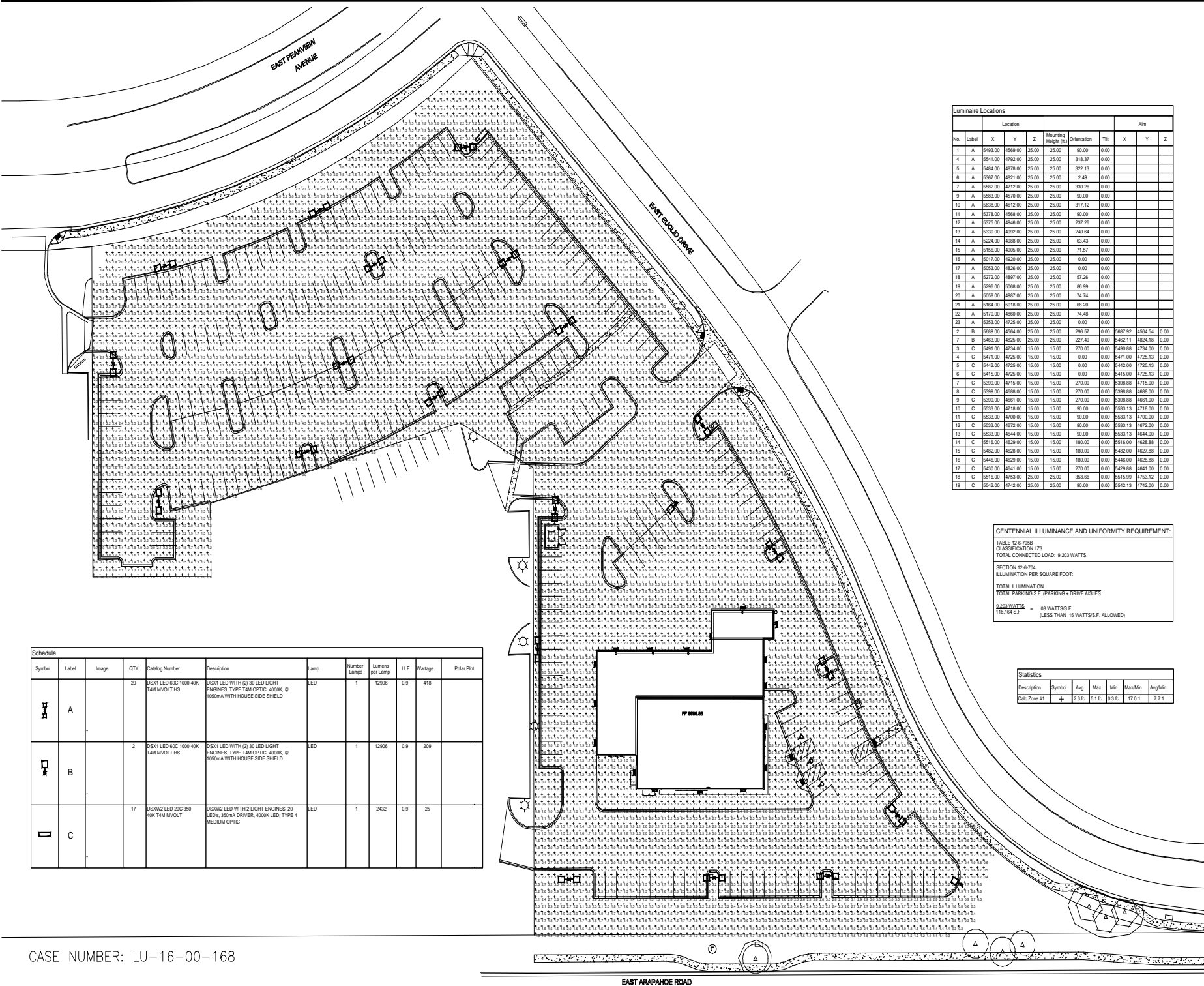
MATERIAL CLASS ONE	AREA FT*2	
LIMESTONE	300	11.379
LIMESTONE	294	11.149
LIMESTONE	40	1.529
		0.009
GLASS	78	2.969
GLASS OV. DOOR	295	11.189
GLASS OV. DOOR	122	4.629
TOTAL	1129	42.809

Class II materials

CMU	222	8.429
JOIST	692	26.239
		1.909
Applied STUCCO on metal lath	50	1.909
ARCH. METAL CLADDING	93	3.539
PRIFINISHED METAL COPING	102	3.879
Metal at overhead doors	300	11.379
TOTAL	1459	57.209
TOTAL AREA	2638	100.009

Schedule									
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Polar Plot
	A		20	DSX1 LED 60C 1000 40K T4M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	1206	0.9 418
	B		2	DSX1 LED 60C 1000 40K T4M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	1206	0.9 209
	C		17	DSXW2 LED 20C 350 40K T4M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED, 350mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	2432	0.9 25

CASE NUMBER: LU-16-00-168



Luminaire Locations												
No.	Label	X	Y	Z	Mounting Height ft.	Orientation	TH	X	Y	Z		
1	A	5493.00	4569.00	25.00	25.00	90.00	0.00					
4	A	5541.00	4792.00	25.00	25.00	318.37	0.00					
5	A	5484.00	4876.00	25.00	25.00	322.13	0.00					
6	A	5367.00	4821.00	25.00	25.00	2.49	0.00					
7	A	5582.00	4712.00	25.00	25.00	330.26	0.00					
8	A	5583.00	4520.00	25.00	25.00	90.00	0.00					
10	A	4638.00	4812.00	25.00	25.00	317.12	0.00					
11	A	5378.00	4568.00	25.00	25.00	90.00	0.00					
12	A	5375.00	4846.00	25.00	25.00	237.26	0.00					
13	A	5330.00	4592.00	25.00	25.00	240.84	0.00					
14	A	5224.00	4888.00	25.00	25.00	63.43	0.00					
15	A	5156.00	4905.00	25.00	25.00	71.57	0.00					
16	A	5017.00	4920.00	25.00	25.00	0.00	0.00					
17	A	4933.00	4825.00	25.00	25.00	0.00	0.00					
18	A	5272.00	4897.00	25.00	25.00	67.26	0.00					
19	A	5286.00	5068.00	25.00	25.00	86.99	0.00					
20	A	5058.00	4897.00	25.00	25.00	74.74	0.00					
21	A	5164.00	5018.00	25.00	25.00	68.20	0.00					
22	A	5170.00	4860.00	25.00	25.00	74.48	0.00					
23	A	5353.00	4725.00	25.00	25.00	0.00	0.00					
24	B	5699.00	4524.00	25.00	25.00	286.07	0.00	5699.92	4584.54	0.00		
7	B	5463.00	4825.00	25.00	25.00	227.49	0.00	5462.11	4824.18	0.00		
3	C	5491.00	4734.00	15.00	15.00	270.00	0.00	5490.88	4734.00	0.00		
4	C	5471.00	4725.00	15.00	15.00	0.00	0.00	5471.00	4725.13	0.00		
5	C	5442.00	4725.00	15.00	15.00	0.00	0.00	5442.00	4725.13	0.00		
6	C	5415.00	4725.00	15.00	15.00	0.00	0.00	5415.00	4725.13	0.00		
7	C	5388.00	4716.00	15.00	15.00	270.00	0.00	5388.88	4716.00	0.00		
8	C	5388.00	4688.00	15.00	15.00	270.00	0.00	5388.88	4688.00	0.00		
9	C	5399.00	4661.00	15.00	15.00	270.00	0.00	5398.88	4661.00	0.00		
10	C	5533.00	4718.00	15.00	15.00	90.00	0.00	5533.13	4718.00	0.00		
11	C	5533.00	4700.00	15.00	15.00	90.00	0.00	5533.13	4700.00	0.00		
12	C	5533.00	4627.00	15.00	15.00	90.00	0.00	5533.13	4627.00	0.00		
13	C	5533.00	4644.00	15.00	15.00	90.00	0.00	5533.13	4644.00	0.00		
14	C	5516.00	4629.00	15.00	15.00	180.00	0.00	5516.00	4628.88	0.00		
15	C	5482.00	4628.00	15.00	15.00	180.00	0.00	5482.00	4627.88	0.00		
16	C	5446.00	4629.00	15.00	15.00	180.00	0.00	5446.00	4628.88	0.00		
17	C	5430.00	4641.00	15.00	15.00	270.00	0.00	5429.88	4641.00	0.00		
18	C	5516.00	4732.00	25.00	25.00	90.00	0.00	5516.00	4732.12	0.00		
19	C	5542.00	4742.00	25.00	25.00	90.00	0.00	5542.13	4742.00	0.00		

CENTENNIAL ILLUMINANCE AND UNIFORMITY REQUIREMENT:
TABLE 12-6-708
C2 ASSOCIATION L23
TOTAL CONNECTED LOAD: 9,203 WATTS
SECTION 12-6-708
ILLUMINATION PER SQUARE FOOT:
TOTAL ILLUMINATION
TOTAL PARKING S.F. PARKING + DRIVE AISLES
8,203 WATTS ÷ 19,764 S.F. = .41 WATTS/S.F.
(LESS THAN .15 WATTS/S.F. ALLOWED)

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Zone #1	+	2.3 fc	5.1 fc	0.3 fc	17.0:1	7.7:1

COLORADO AUTO FINDERS
PHOTOMETRIC PLAN

(COMPANY LOGO)
(COMPANY ADDRESS)
(COMPANY PHONE NO.)

JOB NO. 6042

SCALE N/A

DATE JUNE 20, 2016

SHEETS 14 14

CITY OF CENTENNIAL, COLORADO

**PLANNING AND ZONING COMMISSION
RESOLUTION 2016-PZ-R-24**

**A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND
ZONING COMMISSION RATIFYING THE COLORADO AUTO FINDERS SITE PLAN
(CASE NUMBER LU-16-00168)**

WHEREAS, pursuant to the Home Rule Charter of the City of Centennial (“City”) and Article 23, Title 31 of the Colorado Revised Statutes, the City has authority to regulate the development of land, streets and utilities within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, through the City of Centennial Land Development Code (“LDC”), site plans are approved by the City Council, the Planning and Zoning Commission or the Director of Community Development (“Director”); and

WHEREAS, site plans may be approved by the Director if the parcel proposed for development is more than 500 feet from a residential zoning district boundary within the City of Centennial and either:

- The parcel proposed for development is less than five acres in area; or
- None of the buildings or structures will be taller than 30 feet in height; or
- They implement an approved Master Development Plan that has not been converted, sunsetted, or abandoned; and

WHEREAS, Mr. Ali Awada and T-Bone Construction on behalf of Concorde Place (collectively, “Applicant”) submitted a site plan entitled “COLORADO AUTO FINDERS SITE PLAN,” Case No. LU-16-00168 (the “Site Plan”) to construct a 12,600 square foot auto sales facility with outdoor display for 210 vehicles on certain property legally described as LOT 2A, BLOCK 1, SOUTHFIELD PARK FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO (the “Subject Property”); and

WHEREAS, the Subject Property is located north of East Arapahoe Road, west of East Euclid Drive, and east of South Peoria Street within the Southfield Business Park; and

WHEREAS, the Subject Property is currently zoned General Commercial (CG) under the LDC; and

WHEREAS, the Subject Property consists of 4.50 acres, more or less; and

WHEREAS, the Site Plan qualifies for administrative approval and was approved by the Director on or about October 4, 2016 upon finding that the Site Plan met all the technical requirements and approval standards for a site plan as contained in the LDC; and

WHEREAS, the approved Site Plan was submitted to the Planning and Zoning Commission for ratification on its October 12, 2016 consent agenda; and

WHEREAS, the administrative record for this case includes, but is not limited to, the City of Centennial Land Development Code, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report presented to Planning and Zoning Commission, the application and all other submittals of the Applicant, and the tape recording and minutes of the Planning and Zoning Commission meeting at which this application was ratified.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTENNIAL, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as findings of the Planning and Zoning Commission.

Section 2. The Planning Commission hereby ratifies the Director's approval of the Colorado Auto Finders Site Plan, Case No. LU-16-00168.

Section 3. Approval of the Site Plan shall be and is subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar; and
- b. The Applicant shall pay any and all remaining fees and costs incurred by the City and its consultants in review and processing of the application in full prior to recordation of the Site Plan mylar.

Section 4. The Community Development Department is authorized to make any changes to the mylar form of the approved Site Plan as may be needed to conform the Site Plan to the form and content requirements of the LDC in effect at the time the Site Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Resolution.

Section 5. **Effective Date.** This Resolution shall take effect upon its approval by the City of Centennial Planning and Zoning Commission.

ADOPTED by a vote of ____ in favor and ____ against this 12th day of October, 2016.

**PLANNING AND ZONING
COMMISSION FOR THE CITY OF
CENTENNIAL, COLORADO**

Andrea Suhaka, Chairperson

ATTEST:

Approved As To Form:

Secretary
Planning and Zoning Commission

By:_____
For City Attorney's Office



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

**September 28, 2016, 6:00 PM
13133 E. ARAPAHOE ROAD**

1. CALL TO ORDER

2. ROLL CALL

Those present were: Chair Suhaka
Commissioner Bailey
Commissioner Beatty
Commissioner Griffis
Commissioner Hart
Commissioner Urtz (arrived at 6:06 PM)

Those absent were: Commissioner Cohen, excused
Commissioner Sims, excused
Commissioner Sutherland, excused

Also present were: Jill Hassman, Assistant City Attorney
Steven Greer, Director of Community Development
Derek Holcomb, Deputy Director of Community Development
Neil Marciniak, Economic Development Manager
Michael Gradis, Planner II
Alex Grimsman, Planner I
Lisa Gajowski, Recording Secretary

a. Alternate Selection for Voting Purposes

Commissioners Beatty and Griffis were appointed voting members in the absence of Commissioners Cohen, Sims and Sutherland.

3. CONSENT AGENDA

The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.

Commissioner Hart moved to approve the CONSENT AGENDA as presented. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

a. Consideration of Resolutions

b. Consideration of Other Items

c. Approval of Minutes

4. LAND USE APPLICATIONS/PUBLIC HEARINGS

a. Fox Ridge Clubhouse Expansion Site Plan

Alex Grimsman Planner I presented.

Chair Suhaka opened the public hearing.

There being no one present wishing to speak Chair Suhaka closed the public hearing.

Commissioner Hart moved to approve Resolution 2016-PZ-R-23, a Resolution of the City of Centennial Planning and Zoning Commission approving the Fox Ridge Clubhouse Expansion Site Plan Case LU-16-00094, based on the finding that the site plan application meets all applicable criteria for approval set forth in Section 12-14-602(D) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

b. Smoky Hill United Methodist Church Rezoning

Jill Hassman, Assistant City Attorney, asked the Commissioners to disclose any ex parte communications they may have had on this matter.

Commissioner Bailey stated that he has not had any ex parte communications but wanted to disclose that he is a member of St. Andrew United Methodist Church. Commissioner Bailey further stated that he is able to make an unbiased decision on this matter.

Chair Suhaka advised the public and Commissioners of the public hearing process.

Michael Gradis, Planner II presented.

Lee Honnen, representing the Board of Trustees for the Smoky Hill United Methodist Church, presented on behalf of the Applicant.

Chair Suhaka opened the public hearing.

Dave Lisson, 14063 E Whitaker Dr., Aurora, spoke in support of the proposed rezoning.

Sharon Holland, 24642 E Ontario Dr., Aurora, spoke in support of the proposed rezoning.

Fred Isernhagen, 5347 S Telluride Way, Centennial, spoke in support of the proposed rezoning.

Bob Kerbs, 26734 E Phillips Pl., Aurora, spoke in support of the proposed rezoning.

Wendy Hanson, 4878 S. Espana Ct., Centennial, spoke in support of the proposed rezoning.

David Newsom, 5483 S Dunkirk Way speaking for himself, and on behalf of a non-English speaking neighbor and representing neighbors backing directly to the church unable to make the meeting, spoke against the proposed rezoning. Mr. Newsom provided a petition signed by those unable to make the meeting for the record.

Alice Newsom, 5483 S Dunkirk Way spoke against the proposed rezoning.

Charlotte Faris, 5358 S. Ukraine Way Aurora, spoke in support of the proposed rezoning.

Megan Bilotta, 5453 S. Dunkirk Way Aurora, spoke.

Richard Decker, 22757 Prentice Ave. spoke.

Ryan Heller, 5266 S Hayleyville Way Aurora, Pastor of Edge Church spoke in support of the proposed rezoning.

Will Childers, 5423 S Dunkirk Way spoke.

Rhonda Reid, 19458 E Crestridge Cir. spoke.

Derek Holcomb, Deputy Director of Community Development responded to questions from public comment.

Mr. Gradis responded to questions from public comment and the Commission.

Mr. Honnen responded to questions from public comment and the Commission.

The meeting recessed at 7:26 PM to determine whether the Commission needed to go into executive session. The meeting reconvened at 7:33 PM.

At 7:34 PM Commissioner Suhaka moved that the Commission go into executive session pursuant to C.R.S. § 24-6-402(4)(b) with the attorney for the Planning and Zoning Commission to seek and receive legal advice on the legal standards to consider in relation to the proposed rezoning set forth in LU-16-00171.

With Commissioners Bailey, Beatty, Griffis, Hart, Urtz and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY and the meeting recessed while the Commission was in executive session.

The meeting reconvened at 7:55 PM.

Commissioner Bailey moved that Case Number LU-16-00171, Smoky Hill United Methodist Church Rezoning Plan, be recommended to City Council for approval based on the Planning and Zoning Commission's finding that the proposed rezoning satisfies the approval standards set forth in Section 12-14-604(E) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Hart seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY.

c. Land Development Code Amendments Related to the Arapahoe Road Corridor

Derek Holcomb, Deputy Director of Community Development presented.

Neil Marciniak, Economic Development Manager presented.

Chair Suhaka opened the public hearing.

John Schwartzberg, 6434 S Potomac Ct. spoke.

Jill Meekens, 6384 S Abilene spoke.

Rhonda Livingston, 6555 S Jordan Rd., spoke.

There being no one else present wishing to speak Chair Suhaka closed the public hearing.

Mr. Holcomb and Mr. Marciniak responded to questions from public comment and the Commission.

Commissioner Bailey moved to recommend approval to City Council of Ordinance 2016-O-11, an ordinance of the City Council of the City of Centennial, Colorado amending Chapter 12 of the Municipal Code (Land Development Code) related to the Central Arapahoe Road Corridor, as outlined in the staff report dated September 21, 2016.

With Commissioners Bailey, Beatty, Griffis, Hart and Urtz voting AYE, and Chair Andrea Suhaka voting NAY; the motion was approved by a vote of five (5) AYE and one (1) NAY.

5. UPDATES

6. LONG RANGE AGENDA

7. ADJOURNMENT

The meeting adjourned at 8:54 PM.

THE NEXT REGULAR MEETING WILL BE HELD 10/12/2016, 6:00 PM

Respectfully submitted,

Lisa Gajowski

Lisa Gajowski, Recording Secretary

DRAFT



**Community Development
Planning and Zoning Commission
Staff Report and Recommendation**

PROJECT: Common Municipal Land Use Issues - Robert Widner

APPLICANT:

OWNER:

PROJECT LOCATION:

LEGAL DESCRIPTION:

PROJECT DESCRIPTION:

ZONING:

CASE MANAGER:

**STAFF
RECOMMENDATION:**

**P&Z COMMISSION
HEARING DATE:**

REPORT DATE:

AERIAL PHOTO:

EXECUTIVE SUMMARY:

STAFF COMMENTS/ANALYSIS OF APPLICABLE REGULATIONS:

1. **Background**
2. **Project Description**
3. **Land Development Code, General Procedures**
4. **Engineering Standards**
5. **Agency/Public Comments**

STAFF'S FINDINGS:

STAFF RECOMMENDATION:

SUGGESTED MOTION FOR FINAL DEVELOPMENT PLAN APPROVAL:

SUGGESTED MOTION FOR FINAL DEVELOPMENT PLAN DENIAL:



**Planning and Zoning Commission
Long Range Agenda
October 12, 2016**

October 26, 2016

Project Name: Bank of America Site Plan

Location: located southeast of the intersection of E. Easter Avenue and S. University Blvd., 6930 S. University Blvd.

Case Planner: Derek Holcomb

Description: Redevelop site to a single story 3,455 square foot bank with a remote drive-through.
Key Issues: None.

Project Name: AC Rezoning

Case Planner: Derek Holcomb